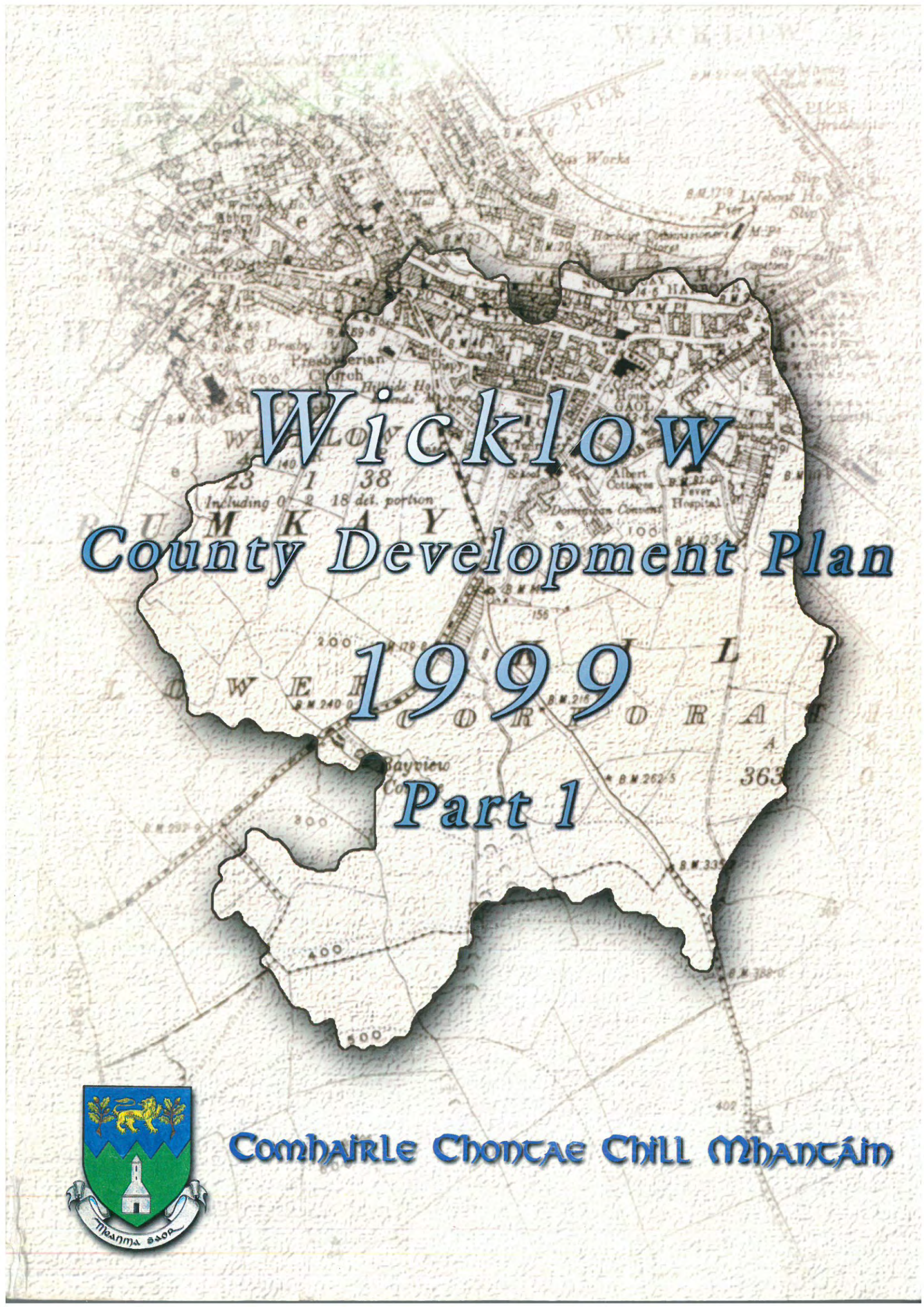

Wicklow
County Development Plan
1999
Part 1

Comhairle Chontae Chill Mhantáin

VARIATIONS

This Development Plan was originally adopted by Wicklow County Council on the 8th March, 1999.

Since then the County Council has adopted a number of variations to the Plan. The Plan should be read in conjunction with the adopted variations which are available under separate cover.

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Wicklow
County Development Plan 1999

Part 1

Written Statement

Planning Section
March, 1999

1.1 COMPOSITION

This development plan has been prepared in accordance with the requirements of the Local Government (Planning and Development) Acts 1963-1998 inclusive and was adopted by Wicklow County Council at its meeting on 8th March, 1999. It replaces the 1989 County Wicklow Development Plan.

The Plan is in three parts. It refers to the administrative area of Wicklow County Council excluding the Urban District Council areas of Bray, Arklow and Wicklow. Part 1 contains the written statement including development policies and objectives. Part 2 contains appendices to Part 1 and includes development standards, the Coastal Zone Management Plan and the Rathdown No. 2 District Plan. Part 3 of the plan contains the town plans for the scheduled towns of Greystones-Delgany and Rathdrum.

1.2 DEVELOPMENT PLAN REVIEW

The Council carried out a comprehensive review of the previous plan and considered a series of thirteen working papers, as listed in Table 1.1.

Table 1.1 Working Paper Title

The Review Process
Review of Objectives
Growth Centre Strategy
Amenity Areas
Heritage Areas
Infrastructure
Tourism, Recreation & Signposting
Employment and Industry
Rural Areas
Coastal Zone Management
Extractive Industry

1.3 COUNTY PROFILE

1.3.1 Population

Since 1966, rapid population growth has occurred in County Wicklow, with population increasing from 66,295 persons in 1966 to 102,417 persons in 1996, an increase of 54%. The peak population increase took place in the 1971-79 period and amounted to +2,207 persons per annum. This rate of population increase had declined to +545 persons per annum in the 1986/1991 period. However during the 1991/1996 period the rate of population increase grew to 1,030 per annum.

1.3.2 Residential Development

An assessment of the likely number of new public and private houses required for County Wicklow involves an examination of accumulated housing need and prospective housing need. Accumulated housing need is the need that currently exists due to over-crowding, involuntary sharing and the replacement of unfit dwellings. The accumulated housing need for the administrative area of Wicklow County Council was estimated to be in the region of 590 units in 1996 whilst the number on the housing list for 1998 was 1,246.

1.3.3 Industry and Employment

(a) Changing Numbers in the Workforce

Analysis of recent labour force trends would suggest a possible increase in the county in the fifteen-year period between 1991-2006 from 36,459 to 50,710, an increase of 14,250 persons.



Wicklow County Council Buildings



Housing Scheme



Promenade South Beach, Greystones

Wicklow Gaol



(b) Levels of Employment and Unemployment

During the five-year intercensal period between 1986 and 1991 the number of persons from County Wicklow employed in all industries increased from 27,779 to 30,338, an overall increase of 2,559 persons. This change was largely accounted for by significant increases in the Commerce, Insurance, Finance and Business Services and the Professional Services sectors. These increases were particularly marked in both Rathdrum Rural District and Rathdown No.2 Rural District.

In 1991 the percentage of the county's population unemployed or seeking a first job amounted to 6.7%. The unemployed percentages were higher in the urban areas and ranged from 7.7% in Bray and Wicklow towns to 8.4% in Arklow. While the number of persons in the workforce has increased dramatically over recent years, the increased number of persons at work has meant the unemployment figures have remained relatively stable. Whilst jobs losses are scattered evenly across the county, job gains in manufacturing and services are concentrated in urban centres resulting in rapid urbanisation of the population.

(c) Manufacturing Employment

Between 1980 and 1990 there was a net loss of 2,411 manufacturing jobs in the county. The majority of these job losses occurred in Arklow, which experienced a net decline of 1,850 industrial jobs over the ten-year period. Since 1990 the number of industrial jobs throughout the county has again begun to increase. The 1993 County Development Team Jobs Survey recorded 251 industrial employers in the county providing some 5,836 jobs, which was a significant increase since 1990. Over 90 per cent of these jobs were located within urban centres.

1.3.4 Service Employment

The fastest growing economic sector in the county is the services sector. The number of residents of the county employed in services increased by 59 per cent between 1971 and 1986. Between 1986 and 1991 service employment grew by a further 14 per cent. Many of these services jobs are located outside the county, in the Dublin region.

1.3.5 Agricultural and Forestry Employment

In the past County Wicklow has been economically dependent upon agricultural employment with one third of workers engaged in agriculture, forestry and fishing as late as 1960. The 1991 Census of Population shows that 9.7 % of people at work were employed in agriculture, forestry and fishing. Many of the smaller holdings are incapable of providing a livelihood for a family. As a result, there has been an increase in the practice of part-time farming and the selling of land to non-farmers. The role of alternative farm enterprises is likely to become more significant as a means of maintaining a rural population.

Agricultural employment has declined faster in County Wicklow than in the rest of the country. A higher proportion of holdings is in excess of 56 acres than in the nation as a whole, which demonstrates the relative prosperity of farming in the county. Employment in this sector in the future will depend upon the extent to which those currently involved in agriculture can diversify their economic base and also upon the extent to which value added initiatives might develop throughout the rural area.

Direct employment in forestry amounts to about 3 per cent of the labour force. There is, in addition to this, a high level of indirect employment such as timber processing, contracting or haulage and part-time employment in the industry. In some areas of rural Wicklow, forestry accounts for up to forty per cent of household income.

1.3.6 The Rural Area

The model of rural land use, dominated by traditional agriculture, is changing to include more varied patterns of rural land use such as alternative crops and animals, farm forestry, recreation, tourist accommodation and activities. Rural Wicklow is now under even greater pressure for one off sporadic housing generated by increasingly easier road

access to the county from Dublin, greater prosperity and the continued urbanisation of the county.

Despite a population decline in 25 District Electoral Divisions (DEDs) in the 1991-96 period, the number of permanent dwellings has increased in all but five of the county's 82 DEDs. This has been caused inter alia by a decrease in household size and the demand for housing emanating from the Dublin Metropolitan area.

The preliminary results of the 1996 Census of population indicate that all Rural Districts are showing a degree of population increase except for Shillelagh Rural District where there has been no change since 1991. The pattern of change at DED level indicates that there is considerable spatial variation in population growth between 1991 and 1996. The pattern of continued population growth in the northern and coastal DEDs remains apparent (excluding most of the coastal DEDs in the vicinity of Arklow). Growth is also evident in many of the towns and villages. The rural DEDs outside of the commuting distance to Dublin are in some instances showing a small level of population decline. This further demonstrates the need to promote the growth of towns and villages in south Wicklow to provide employment and community services for the rural population. It also reinforces the need to restrain sporadic development in the remaining rural parts of the north of the county.

1.3.7 Landscape

A landscape analysis has identified landscape categories within County Wicklow. Having regard to vulnerability, assimilative capacity and development pressures these categories have been organised into development control landscape zones. See Map 2 (pages 104 - 109) and Table 1.2.

Table 1.2 Landscape Zones and Categories

Landscape Zone	Landscape Category	Vulnerability
Outstanding Natural Beauty	Mountain Uplands Northern Hills Glencree/Glencullen Poulaphuca Reservoir Coastal Area	Very High
Special Amenity	North Mountain Lowlands South Mountain Lowlands Baltinglass Hills Southern Hills	High
Rural Area	Rural Area	Medium
Corridor Area	Eastern Corridor Western Corridor	Medium

a) Outstanding Natural Beauty Zone

The Outstanding Natural Beauty (O.N.B.) zone encompasses those areas which are most vulnerable and sensitive, and which are considered to be of greatest scenic value. These areas tend to be under severe development pressure. It contains :-

- the central mountain area including the Wicklow Mountains National Park (including the existing National Park area* and the proposed National Park Target Area),
- the Great and Little Sugarloaf mountains and Bray Head in north-east Wicklow,
- the Glencree and Glencullen river valleys in north-east Wicklow,
- the Poulaphuca reservoir area adjacent to Blessington,
- the entire coastal area of the County.

The central mountain area extends from the County Dublin border in the north to Aughrim in the south and from the Glen of Imaal in the west to Roundwood in the

* This is the area of land which is owned by Duchas, The Heritage Service

east. One of the main characteristics of this area is its mountainous topography, with its deep U-shaped valleys, lakes and glacial topography.

The northern hills category relates mainly to the Great and Little Sugarloaf Mountains and to Bray Head. The summits of the Sugarloaf Mountains are conspicuous by the absence of any significant vegetation cover, but otherwise heather and bracken grasses predominate.

The Poulaphuca reservoir area category generally relates to the area around Poulaphuca Reservoir and extends into Sorrell Hill. The reservoir zone is dominated by the lake, views onto and from the lake and by lake type vegetation. To the east and south, land is more mountainous with attractive views and montane vegetation.

The Glencree and Glencullen valleys abut the County Dublin border. The category is based around the valleys of the Glencree, Glencullen, Cookstown and Dargle Rivers and the surrounding road network.

The coastal area category covers, for the most part, the area of land between the sea and the road nearest the coastline. South of Wicklow town are the main sandy beaches such as Brittas and Clogga Beach. North of Wicklow town the land becomes more developed, one-off housing more prominent and views of the sea are less obvious and less accessible. The coastline is subject to severe development pressures particularly from one-off dwellings, holiday homes, caravan parks and hotels.

b) Special Amenity Zone

This landscape zone encompasses those areas which, whilst not as vulnerable nor as sensitive as those areas in the O.N.B. zone, are still subject to pressure for development which could result in a serious deterioration in the landscape quality. The sensitivity of these areas is made more pronounced by the fact that they act as an effective "gateway" to the more remote and wild upland areas and because the more ameliorative nature of the landform ensures that there is greater development pressure. It contains the North Mountain Lowlands, the South Mountain Lowlands, the Baltinglass Hills and the Southern Hills.

The north mountain lowlands generally include the area between the 1000-ft. contour line and the 700-ft. contour. It extends from Glasnarget, Rathdrum in the south to Long Hill in the north (but excluding the village of Kilmacanogue) and from Roundwood in the west to The Devil's Glen in the east. The south mountain lowlands cover an area from just north of Rathdrum to Woodenbridge in the south. It encompasses the settlements of Rathdrum, Ballinaclash, Avoca and Woodenbridge.

The rolling undulating terrain of the hills around Baltinglass village distinguishes the Baltinglass Hills category. Possibly the greatest source of pressure affecting this category relates to the existence of important archaeological remains and monuments. The potential of this resource to the tourism industry requires that this archaeological heritage must be protected.

The southern hill area differs significantly from the other mountainous sub-zones. It generally follows the 1000 ft. contour and is in three distinct areas, namely

(a) the mountainous leg from Moylisha running north-west of Shillelagh, Tinahely and Aughrim,

(b) the Croghan Mountain area south of Aughrim and Woodenbridge and

(c) the Kilgavan Gap and Hillbrook area.

c) Rural Area Zone

Mainly the area of land lying under the 400 ft. contour line determines the rural area landscape zone and the land cover associated with it. It is located along the western

and southern extremities of the county. The western segment is adjacent to County Carlow and extends from south of Baltinglass to Ballyconnell. The southern segment is adjacent to County Wexford and extends from Raheengraney to Coolboy and inland to Aughrim. Whilst the landform, to some extent, corresponds to that found in Carlow and Kildare, it differs considerably in that, relative to their elevation, this land can be described as gently rolling and undulating and could really only be described as low-lying when compared to the rest of the terrain in Co. Wicklow. The area is very rural and is characterised by only a few small towns and villages.

d) Corridors Area Zone

This landscape zone covers the main access corridor areas of County Wicklow. The boundaries generally follow what is considered to be the areas upon which the greatest influence is exerted by these access routes. These routes, for the most part, run through the more low lying and accessible tracts of land and connect the major towns. There are two distinct areas, each with their own different attributes. The Eastern Corridor relates mainly to the lowland area of influence of the N.11 road. The Western Corridor is focused on the N.81 road from Dublin, through Blessington on towards Baltinglass. These corridors are under intense pressure from residential and other sporadic development.

1.3.8 Natural and Built Environment

The natural environment of the county contains areas that are particularly sensitive, unique or rare. The designation of such areas is intended to provide protection for such habitats. The wooded appearance of County Wicklow is an important component of its distinctive landscape. Tree preservation orders are an important mechanism used by the planning authority to protect trees and woodlands.

The built environment of Wicklow is an important part of the county's identity and character. Wicklow has a unique archaeological heritage that is worthy of preservation as part of the overall national wealth. This is reflected in the abundance of archaeological sites and monuments found in the county ranging through all historical eras from Neolithic man, through to the bronze age, the Celtic era and the Christian period. Glendalough and the Baltinglass hillforts are particularly notable examples of the archaeological richness of County Wicklow.

1.3.9 Forestry Land Use

Wicklow has approximately 32,000 hectares or 16% of its land under forest. The county has a considerable legacy of estate forestry in the form of semi-natural broadleaf woodland that contributes to the amenity of the county. The majority of these broadleafed forests are concentrated in the north east of the county. Planting in this century is characterised by State planting of exotic conifers, which is most abundant in the uplands. There is a concentration of mixed forestry in the southeast of the county. The annual level of afforestation in County Wicklow has increased from 658 hectares in 1991 to 862 hectares in 1995. According to the Forestry Service, comparatively little of this has been reforestation. Private sector planting doubled between 1991 and 1992 and has surpassed public planting since then.

The landscape of Wicklow has been damaged by the straight-line effect that has obliterated the pattern of the landscape, whether natural landforms or field patterns. Rural isolation of individual homes has also arisen as a particular concern in recent times as a result of significant planting which has occurred in these areas.

The designation of areas sensitive to afforestation and the adoption of an indicative forest strategy will facilitate the control of future afforestation in the county and should help to address some of these problems.

1.3.10 Infrastructure Provision

The Council is a statutory undertaker for the provision of a range of physical infrastructure. As a result of the EU directive on Urban Waste Water Treatment (91/271/EEC) and the monies which have arisen as a result of it, the Council has been active in constructing, upgrading and expanding sewerage schemes for the county. Many works improving the general network of water supply to the county have been carried out since 1989. However no major new schemes have been implemented because the main focus of attention of the EU, Government and the Council has been on improving wastewater treatment.

1.3.11 Tourism and Recreation

Wicklow has compelling advantages as a destination and centre for tourists. Its core comprises the greatest mountain mass in Ireland, with granite peaks, wide valleys and lakes. The northern stretch of coastline offers some of the best sea angling in Europe. The southern coastline possesses long stretches of gently sloping sandy beaches and dunes. Taken together, the mountains and coastline provide a unique, attractive and varied landscape, which is largely unspoilt. Given its close proximity to international ports and airports in Dublin and Wexford, there is great potential for exploiting this market for the benefit of the County by expanding the availability of accommodation for tourists. In addition, Wicklow's location proximate to the Dublin Region is ideally located to benefit economically from the day-tripper, the foreign visitor and the "stay-over" visitor markets. Proposals for tourist orientated developments such as hotels, guest houses, camping and caravan facilities, cafes, restaurants and retail outlets, must be controlled to preserve the character and scenic amenity of the county.

1.3.12 Advertising Structures

The plan deals with advertising, which notifies the public of businesses, industries and tourist facilities or attractions. There are two distinctive ways in which consent can be applied for advertising or signposting structures. Planning permission is required for the erection of signs located on private property, save those exempted under Schedule 2, Part 2 of the Local Government (Planning & Development) Regulations 1994. On the other hand the erection of advertising signs on, over or along the public road are licensable under Section 89 of the 1963 Planning Act. Such licences are granted on a temporary basis, normally annually.

Advertising can take three different forms :-

a) Advertising signs, which are signs advertising premises, products or services located on private property, on roadside verges or on footpaths. Advertising signs may be in advance of the premises advertised or may be on the site of the premises,

b) Advertising hoardings are large advertising signs on which space is let to advertisers. Hoardings are typically 20 feet wide by 10 feet high. The contents of the hoardings change regularly. They are located normally on private lands on the outskirts of towns or on the gables of buildings in towns,

c) Fingerpost signs are directional signs of standard dimensions attached to signposts located on roadside margins or on footpaths. They are used to show the locations of tourist accommodation and businesses especially in rural areas,

It is considered that advertising hoardings, signs and fingerpost signs erected haphazardly in rural areas can considerably reduce the visual character of the countryside. Signposting or advertising on or along roadsides is often haphazard and can result in visual clutter and disamenity. Advance advertising signs and hoardings on the approach roads to settlements for shops, public houses, petrol filling stations and other existing facilities in villages and towns, detract considerably from the character and visual amenity of a settlement and conflict with the interests of road safety. Haphazard hoardings, signs and fingerpost signs in built-up areas contribute to visual clutter and

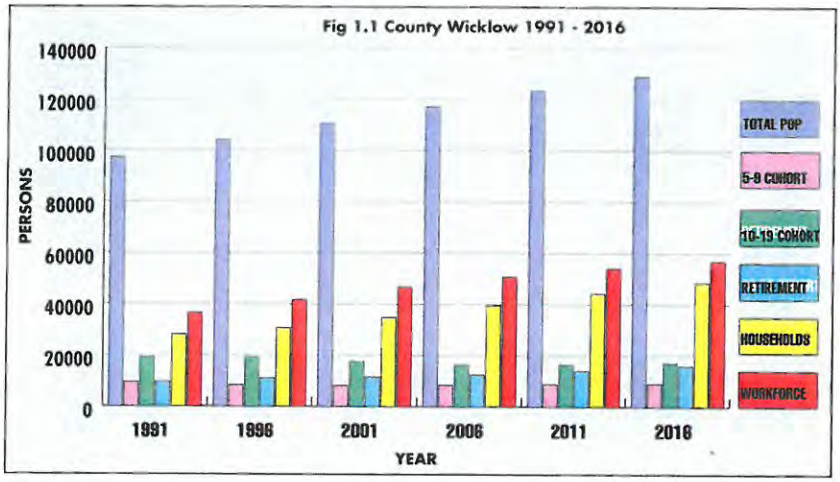
confusion. They can also result in traffic hazard where they compete with road signs. Such advertising signage should be kept to an absolute essential minimum.

1.4 STRATEGIC OVERVIEW

County Wicklow's population was projected 25 years into the future from 1991 assuming in-migration at the same level as 1981-1986. It is also assumed that fertility will continue to decline at 3% per quinquennum to 2011 and be constant thereafter. Headship rates (i.e. the proportion of the population that form head of households) are assumed to rise for the 20 - 34 age group.

1.4.1 County Wicklow as a Whole

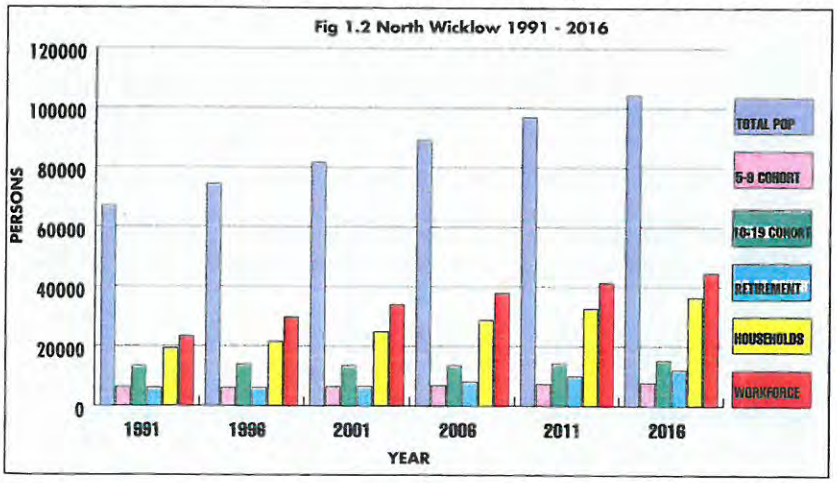
The projected changes to County Wicklow's population during the 1991 - 2016 period are illustrated in figure 1.1. The population would grow from 97,000 in 1991 to over 128,000 in 2016. The 5 - 9 age group would fall from 19,000 persons to 17,000 persons. The retired population would grow by over half. The number of households would increase by 20,000 over the period, as would the County's workforce.



However, within these County trends, there are other trends hidden, because much of County Wicklow is within the Dublin sub-region and directly influenced by Dublin's social, economic and demographic trends. To examine the possible implications of different growth patterns, two further population projections were prepared, for north and south Wicklow. These projections are based on the same demographic data and assumptions and are entirely consistent with each other.

1.4.2 North County Wicklow 2016

Figure 1.2 shows the projected changes in population, households and workforce in north Wicklow during the period 1991 - 2016. This sub-region includes the commuter



2.1 INTRODUCTION

2.1.1 Mission Statement

It is the Mission of Wicklow County Council to promote sustainable development in the county and to maximise the County's income under all headings ensuring that the County shares in the benefits from State and EU funds. The County Development Plan will provide the land use basis for the Council's Local Agenda 21 Plan that must be prepared in accordance with the U.N. Conference on Environment and Development (Earth Summit), Rio de Janeiro, 1992. Sustainable development is defined as *"development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland Report 1987).*

2.1.2 Development Plan Strategy

The development plan strategy incorporates the following Council strategic objectives to facilitate the achievement of sustainability :-

a) Conservation of Finite Resources

To minimise the consumption of non-renewable resources including land and fuel.

b) Protection of Local Capital

To preserve the quality of the county's scenic landscapes, open spaces, built environment, material assets, and cultural and natural heritage.

c) Minimisation of Development Impact

To protect the integrity of the county's built and natural environments from damage caused by insensitive development proposals.

d) Involvement of the Local Community

To promote local community involvement in environmental decision making.

2.1.3 Planning Enforcement

It is the policy of the Council that development will be controlled in accordance with the policies and objectives set out in the County Development Plan and in accordance with proper planning principles. The Council will use its enforcement powers to prevent unauthorised development with respect to all uses including agricultural, commercial, residential, retail, industrial etc. and ensure compliance with permissions.

2.2 URBAN DEVELOPMENT OBJECTIVES

2.2.1 Settlement Strategy

The Council will encourage housing, industry and other development to locate in existing towns and villages that have the basic social, community and physical infrastructure or where these can be provided or expanded most economically or where there are specific zones for specific uses within the County (i.e. industrial zonings at interchanges on the N11). In particular the Council will implement its settlement strategy as set out in Table 2.1 below and Map 1 (page 103). The Council will also liaise with the Urban District Councils where development is taking place adjacent to the Urban District Council boundary.

Table 2.1 County Wicklow Settlement Hierarchy

PRIMARY GROWTH CENTRES:

Arklow, Baltinglass, Blessington, Bray, Greystones/Delgany, Carnew, Wicklow Newtownmountkennedy, Rathdrum.

SECONDARY GROWTH CENTRES:

Ashford, Aughrim, Avoca, Dunlavin, Kilcoole, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely.



Wicklow Fire Station



Angling Facility, Aughrim



Wicklow Enterprise Centre

Brittas Bay



Table 2.1 (continued)

VILLAGES:

Annacurra, Askanagap, Ballinaclash, Ballyconnell (Tullow), Ballycoog, Ballyknockan, Barndarrig, Ballinacarrig (Brittas Bay), Connary, Coolafancy, Coolboy, Coolkenno, Davidstown, Donaghmore, Donard, Enniskerry, Glenealy, Grangecon, Hollywood, Johnstown/Thomastown, Kilmacanogue, Kilpedder/Willow Grove, Kilquiggan, Kiltegan, Knockananna, Knockanarrigan, Lacken, Laragh/Glendalough, Manor Kilbride, Moneystown, Rathdangan, Redcross, Stratford and Valleymount.

2.2.2 Strategic Development Policy

The Council will continue to channel development towards the County's primary and secondary growth centres to cater for the proposed growth in County population to circa 128,000 persons by 2016. Towns have been designated as high, medium or low growth settlements in order to give a strategic overview of projected urban growth.

Table 2.2 Strategic Overview of Settlement Growth

Town	1996 Population	Growth Rate	Indicative 2016 Population
Rathdrum	1,234	High >100%	4,500
Dunlavin	693	High >100%	2,000
Blessington	1,860	High >100%	5,000
Aughrim	745	High >100%	2,000
Ashford	1,215	High >100%	3,000
Newtownmountkennedy	2,528	High >100%	6,000
Baltinglass	1,127	High >100%	2,500
Newcastle	763	Medium 50-100%	1,500
Greystones/Delgany	11,296	Medium 50-100%	22,000
Carnew	795	Medium 50-100%	1,500
Shillelagh	324	Medium 50-100%	600
Rathnew	1,437	Medium 50-100%	2,500
Kilcoole	2,694	Medium 50-100%	4,500
Wicklow	7,290	Medium 50-100%	12,000
Tinahely	630	Medium 50-100%	1,000
Roundwood	446	Medium 50-100%	700
Avoca	490	Low 30-50%	700
Arklow	8,557	Low 30-50%	12,000
Bray	25,760	Low 30-50%	35,000

2.2.3 Development Policy 1996 to 2006

Countywide population is likely to grow from 102,683 persons in 1996 to circa 110,000 persons in 2001 and 115,500 in 2006. The settlements likely to grow significantly in this plan period are Rathdrum, Dunlavin, Blessington, Aughrim, Ashford, Newtownmountkennedy, Baltinglass, Greystones-Delgany, Carnew, Rathnew, Kilcoole, Wicklow, Arklow and Bray subject to development plan, infrastructural and planning approvals.

2.2.4 Regional Context

The Council will facilitate and encourage the sustainable development of the county having regard to its regional role and to contribute towards improved amenities and living standards for its residents.

The Council will also participate in the working of a Regional Organisation to help co-ordinate the functions of the Local Authorities in the eastern part of the country. In

the interim, the Council will co-operate with the adjoining counties and help support the implementation of their policies where appropriate and where consistent with the proper planning and development of Wicklow County.

2.2.5 Town Development Plans

The Council will prepare development plans for all towns and villages in County Wicklow and ensure that sufficient housing land is zoned in settlements to cater for urban generated housing needs. In addition, specific consideration will be given to achieving a higher residential density on brown field sites and on sites adjacent to the town centre in the larger settlements in the county, which are in proximity to, or benefit from public transport nodes and access points, where this accords with the proper planning and development of the area and where the residential amenities of nearby properties are not adversely affected.

2.2.6 Towns with Inadequate Public Waste Water Treatment Facilities

The Council may make provision, in advance of the provision of new or improved public waste water treatment, for the drainage to suitable effluent treatment plants of new housing and other developments within the development limits of towns and villages. Whilst it is desirable that the local authority provide these facilities, such treatment plants may be constructed by the developer and taken in charge by the Council where there is a lack of local authority resources to carry out the same, and where same can be carried out to acceptable environmental standards.

2.2.7 Financial Contributions for Towns/Villages with Inadequate Infrastructure

The Council will require that financial contributions be levied for past (subject to Section 26 (g) of the 1963 Local Government (Planning and Development) Act) or proposed expenditure (including the acquisition of land). Expenditure on roads, footpaths, traffic management, car parking, drainage, waste water treatment, water supply, public open space and refuse disposal in towns and rural areas will be so levied where appropriate.

2.2.8 Financial Contributions for All Developments:

The Council will require that financial contributions be levied for past (subject to Section 26 (g) of the 1963 Local Government (Planning and Development) Act) or proposed expenditure (including the acquisition of land) on all developments within the county where it is considered appropriate and in the interests of the proper planning and development of the area.

2.3 OPEN SPACE PROVISION OBJECTIVES

2.3.1 Public Open Space Provision

The Council will make provision for a hierarchy of parks, open spaces and outdoor recreation areas within towns so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work, in accordance with "A Parks Policy for Local Authorities" published by the Dept. of Environment, 1987.

2.3.2 Public Open Space Standards

The Council will make provision for a minimum standard of 2 hectares (5 acres) of public open space per 1,000 population or 80 sq. metres per house. To meet this standard, suitable areas of land should be identified and reserved for public open space in development or action area plans or in the absence of such plans as a planning control condition. Public open space should be distributed to provide local open spaces and neighbourhood parks. See Appendix 2 (page 54). It may be necessary to co-ordinate developments and financial contributions to ensure the provision of an adequate distribution of public open space for a town's residents.

2.3.3 Uses of Public Open Space

All public open spaces should be freely available for the use of the public. Individual clubs should not be permitted to enclose sections of open space. Exclusive or sole use of facilities should not be granted on a continuing basis to any club or organisation. Arrangements may be made for the use of defined areas by particular clubs at specific times under annually agreed terms and conditions that would take into account the ability of the facility surface to withstand the use involved, without serious damage or loss.

2.3.4 Areas for Athletic Recreation

Facilities for football, hurling, golf, athletic clubs, etc. should normally be located close to towns or villages, on un-serviced agricultural land. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.

2.3.5 Protection of Open Space and Recreational Lands

The redevelopment for alternative uses of open space and recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Council unless suitable alternative recreational facilities can be provided at a convenient location.

2.4 RURAL DEVELOPMENT OBJECTIVES

2.4.1 Continuance of the County's Rural Communities

The Council will support the continuance of the county's rural communities for social, economic and cultural reasons.

2.4.2 Control of Sporadic Development

Sporadic development is defined as scattered or isolated development that is "footloose" by nature i.e. it is not location specific and can locate in rural or urban locations. The Council will only permit sporadic development in rural areas in special circumstances. Such development will be encouraged to locate on suitable sites in settlements.

2.4.3 Landscape Zones

The Council will control development in landscape zones to maintain scenic values, recreational utility and existing character.

2.4.4 Views and Prospects

The Council will preserve all views and prospects of special amenity value or special interest from unnecessary and harmful development.

2.4.5 Agricultural Buildings

The Council will support the development of agriculture that is compatible with the sustainable development of the county and commensurate with maintaining the farming community.

2.4.6 Alternative Agricultural Enterprises

The Council will encourage the development of alternative agricultural enterprises as a means of supporting a viable rural community in addition to supporting non-agricultural enterprises where such accord with the policies and objectives outlined in Sections 2.8.8, 2.8.9, 2.8.10 and 2.8.11 (pages 18, 19).

2.4.7 Afforestation

The Council recognises the importance of the forestry industry, both state and private, to the economy of the county and as such the Council will encourage state and private

afforestation that is compatible with the sustainable development of the county in accordance with the provisions of the Wicklow County Council Indicative Forestry Strategy, 1998. The provision of amenity, urban and recreational woodlands contribute to the amenity of the county. The Council recognises the importance of afforestation to the local economy of Wicklow, to on-farm diversification and particularly as an alternative source of income for farmers.

Wicklow County Council will promote the use of native hardwood species using seed of native providence where possible.

2.4.8 Tree Preservation

The Council will seek to preserve and enhance the amenity and natural beauty of the county by preserving, in so far as possible, that part of its appearance attributable to trees, woodlands and hedgerows. The Council will encourage tree surgery rather than the felling of trees where possible.

2.4.9 Legacy of Demesne Planting

The Council will safeguard the legacy of demesne planting in the county. While it is recognised that some of these deciduous woodlands are managed on a commercial basis, it is nevertheless desirable to resist the clear felling or felling to a scale which subjects the remaining trees to windthrow or prevents their regeneration.

2.4.10 Coastal Zone Management Policy

Development policies of the Council within the coastal zone will seek to retain and reinforce the existing undeveloped rural character of the area, to restrict haphazard and unnecessary development and to restrict housing development to that which is strictly essential.

2.4.11 More Extensive Use of the Coastal Strip

The Council will promote, in co-operation with the various relevant organisations, the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism resource and as a recreational resource for the residents of County Wicklow and other visitors.

2.4.12 Coastal Defence Measures

The Council recognises the damage done to the coastline by coast erosion and the urgent need for remedial measures. The Council will undertake coastal defence works where it is considered appropriate and where finances allow. The Council will also ensure that all coastal defence measures are assessed for significant environmental impacts

2.4.13 Wicklow Mountains National Park

Having regard to the social and economic needs of the community, the Council will support the concept of a National Park for Wicklow and the objectives for such as identified by the Department of Arts, Heritage, Gaeltacht and the Islands, which are to:

- conserve nature, landscape and other significant features and qualities in the Park,
- promote awareness of the need for conservation through public appreciation,
- develop a harmonious relationship between the Park and the community,
- contribute to science through environmental monitoring and research.

2.4.14 Stone Walls

The Council recognises that traditional stone walls are an important part of our architectural heritage and contribute to the character of an area and should be protected. Where a wall or a section of a wall requires to be removed to facilitate a proposed development, it shall be the policy of the Council to have the wall relocated, rebuilt or suitably repaired.

2.5 HERITAGE OBJECTIVES

2.5.1 Access to Amenity Areas

The Council will protect and preserve public rights of way and access routes to amenity areas generally.
The Council will encourage the provision of access routes to amenity areas in co-operation with landowners and will protect such areas from inappropriate development infringing upon accepted access routes.

2.5.2 Natural Environment

The Council will seek to conserve candidate Special Areas of Conservation and proposed Natural Heritage Areas and will consider the making of Special Amenity Area Orders and Conservation Orders in respect of these areas.

2.5.3 Geological Areas of Scientific Interest

The Council will take account of all listed areas of geological and geomorphological interest when examining the likely affect of any development proposals on these sites. It will protect and conserve these areas where appropriate, particularly where such development will interfere with their value and interpretation.

2.5.4 Geo-Tourism

The Council will support the Geological Survey of Ireland and other groups or partners in implementing a "Wicklow Rock Trail" and will encourage and support the development of the "Geotourism" concept in County Wicklow.

2.5.5 Special Protection Areas (SPAs) For Wild Birds

The Council will take account of all existing designated SPAs (and all future designated SPAs) and the contents of the 1997 European Communities (Natural Habitats) Regulations (including amendments and updating thereto), when examining the likely effect of any development proposals on these sites or when examining those which might be damaging or cause disturbance.

2.5.6 Built Environment

The Council will seek to protect the buildings, structures and landmarks of architectural, artistic or historic interest from development that would be injurious to the intrinsic character and/or the interpretation of the item.
The Council in particular will encourage the retention of old vernacular buildings such as old farmhouses and associated outbuildings, buildings which previously formed part of an old demesne such as old stone outbuildings, gates, gate lodges, lime kilns and industrial archaeological structures such as old mills and chimneys.

2.5.7 Archaeological Sites and Monuments

The Council will ensure that features or items of archaeological interest and recognised zones of archaeological potential are protected and preserved from inappropriate development that would adversely affect and/or seriously detract from the interpretation and setting of these sites.

2.5.8 Heritage Gardens

The Council will safeguard the legacy of Heritage Gardens within the County due to their intrinsic amenity value and their potential for tourism, and in particular the following; Powerscourt Gardens, Mount Usher Gardens and the walled garden and arboretum in Avondale. Whilst it is recognised that some of these are managed on a commercial basis, it is nevertheless desirable to resist development in these areas which adversely affects the unique quality and character of these gardens.

2.6 WICKLOW COUNTY COUNCIL INFRASTRUCTURE PROVISION OBJECTIVES

2.6.1 General

The Council will provide infrastructural support for the economic and social development of County Wicklow in an environmentally sustainable manner.

2.6.2 Housing

It is the policy of the Council to enable every household in County Wicklow to have available an affordable dwelling of good quality, suited to its needs, in a good environment and as far as possible at a tenure of its choice.

It is the policy of the Council to promote and encourage the provision of housing accommodation in accordance with the proposals contained in the document "Social Housing – The Way Ahead" and to seek to implement an element of social housing in all new residential development areas. In furtherance of this policy, the Council will, inter-alia,

- acquire land or buildings for the purposes of providing housing and community facilities in areas where services exist or are planned.
- make sites available in serviced areas for the purposes of housing development by persons in need of housing.
- ensure the provision of a wide range of house types and sizes to cater for the differing needs of the population, including the provision of sheltered housing for the elderly.
- encourage and assist voluntary and non-profit co-operative housing associations in the provision of housing.
- seek a minimum of at least 15% provision for social housing in all new residential development areas.
- implement the Council's housing programme in accordance with the housing needs assessed.
- Encourage tenant involvement and participation in estate management in order to give tenants a meaningful role in the running of their estates. Anti-social behaviour in Council estates will be tackled through an effective estate management policy, which will be reinforced by the Council taking a lead role in a multi-partnership approach.
- enable the provision of suitable housing and halting sites for the travelling community.

2.6.3 Community, Sports, Arts and Institutional Facilities

It is a policy objective of the Council: -

- To improve library facilities in accordance with the Council's Library Development Programme by extension and conversion of existing facilities or by the development of new facilities.
- To facilitate the provision of indoor and outdoor public recreational and sports facilities in co-operation with urban and town authorities and communities.
- To develop new graveyards and improve or extend existing graveyards.
- To develop new courthouses and improve or extend existing courthouses.
- To facilitate the provision and development of cultural venues and arts activities.
- To facilitate the development of tourist information offices and local museums in the towns and villages of the county.

2.6.4 Waste, Effluent and Emission Control

It is a policy objective of the Council: -

- To provide satisfactory wastewater treatment to all towns and villages in the county to serve existing and future populations.
- To protect existing groundwater aquifers, surface waters and coastal waters from pollution.
- To protect ambient air quality in County Wicklow.
- To have regard to its duty under section 38 (1) of the 1996 Waste Management Act,

to provide and operate, or arrange for the provision and operation of, such facilities as may arise for the recovery and disposal of household waste arising within its functional area.

- To monitor the production, storage and movement of hazardous and dangerous waste within the county.

2.6.5 Water Supply

- To provide satisfactory public water supply to all towns and villages in the county to provide for existing and future populations.
- To provide satisfactory public water supply to rural areas of the county to contribute to the agricultural and tourist industries.

2.6.6 Fire Service

To provide a satisfactory operational and fire prevention service for County Wicklow as County Fire Authority.

2.6.7 National Roads

The Council will, in line with Government and National Roads Authority policies, seek to bring national primary and secondary roads up to the appropriate standards as set out in paragraph 3.5 of "Planning Framework for Roads", Dept. of Environment 1985. Government policy therein refers, inter alia, to:-

- the vital importance of national routes to the economic and social development of the country,
- the need for safeguarding of roads investment by preventing premature obsolescence as a result of inadequate control on frontage development
- preventing adverse affects on road safety
- where local authorities fail to take effective measures to control frontage development, the Minister for the Environment will consider reducing their overall level of annual roads' grants having regard to the reduced benefits accruing from national route investment in their areas.

2.6.8 Regional and Local Roads

The Council will continue the improvement of regional roads and to develop the Local roads to the best modern standards consistent with present and expected traffic flow and in accordance with the road programme adopted by the Council.

2.6.9 Road Links to Growth Centres

The Council will seek to improve the road links between the national road network and the growth centres of County Wicklow in order to cater for anticipated additional traffic flows and to facilitate the economic development of these settlements. The co-operation of the Urban Authorities will be sought in the implementation of the same where necessary.

2.6.10 Road links between Mid-East Counties

The Council will support the improvement of road links between the counties of the Mid East Region linking the region's ports and areas of economic activity. The co-operation of other Local Authorities will be sought in the implementation of the same where necessary.

2.6.11 Road Improvement Reservations

The Council will preserve free of development, all alternative road improvement lines and route corridors where development would seriously interfere with the road's objective, until such time as a final decision on a preferred route has been made. The Council will endeavour to ensure that a decision with respect to final road lines is decided upon as expeditiously as possible in order to prevent planning blight.

2.6.12 Dublin Transportation Initiative

The Council will support the implementation of the DTI Strategy as it affects County Wicklow.

2.6.13 Land Use Policies and Transportation Policies in the Dublin Sub-Region

The Council will seek to achieve a balance between land use policies and transportation policies in the Dublin sub-region. This requires the redefinition of the Dublin sub-region using up to date travel-to-work data.

2.6.14 Public Transport

It is an objective to support the further development of public transport services and improved public transport links with Dublin City for residents of County Wicklow. It is a further objective of the Council to support the further improvement of public transport services within the county.

It is an objective to ensure that development in and around Newcastle Railway Station does not impede its future use as a public transport corridor route.

2.6.15 Licensed Public Airport

It is an objective to support the development of a licensed public airport in County Wicklow.

It is an objective of the Council to support and encourage the location of an international airport at Baldonnel, Co. Dublin.

2.7 OTHER INFRASTRUCTURAL PROVISION OBJECTIVES

2.7.1 Electricity Generation

The Council will continue to support the necessary generation of power in County Wicklow in an environmentally sustainable manner.

2.7.2 Wind Energy

The Council will encourage the development of wind energy in suitable locations in an environmentally sustainable manner.

2.7.3 Hydroelectricity

The Council will encourage the development of small-scale hydroelectric generation in an environmentally sustainable manner.

2.7.4 Electricity Transmission

The Council will control the transmission of electricity throughout County Wicklow in an environmentally sustainable manner.

2.7.5 Telecommunications Infrastructure

The Council will support the development of an up-to-date telecommunications infrastructure including telephony, radio and television in order to contribute to the residential amenity and economic potential of the county.

2.7.6 Mobile Communications

The Council will support the development of an up-to-date mobile communications system in order to contribute to the residential amenity and economic potential of the county.

2.8.9 Environmentally Friendly Rural Economic Activities

The Council will support environmentally friendly rural economic activities including "natural products", organic farming enterprises, biomass, plant nurseries and the recycling and/or treatment of domestic and farm wastes.

2.8.10 Teleworking

The Council will support the development of teleworking i.e. working at home at a distance from customers, employees or clients using telecommunications including computers and the Internet for communication.

2.8.11 Small Scale and/or Starter Enterprises

The Council will support the use of domestic or farm locations for small scale and/or starter enterprises provided such uses are ancillary to the main use and do not seriously interfere with the amenities of adjacent properties.

2.8.12 Exploration and Exploitation of Minerals

The Council will facilitate and encourage the exploration and exploitation of minerals in the county in a manner which is consistent with environmental protection and sustainable development.

2.8.13 Operations of the Extractive Aggregates Industry

The Council will facilitate the operations of the extractive aggregates industry where they conform to the principle of sustainability and do not adversely affect residential, environmental or tourism amenities.

2.8.14 Natural Rock Industry

The Council will encourage the use, development and diversification of the county's indigenous natural rock industry, particularly where it can be shown to benefit processing, craft or other related industries.

2.8.15 Related and Spin-Off Industries of the Extractive Industry

The Council will support and facilitate the development of related and spin-off industries of the extractive industry such as craft and monumental stone industries and the development of the mining and industrial tourism heritage. Consideration will be given to the development of such related industries within or in association with existing operations or worked out mines or quarries where this does not conflict with other policies and objectives of the plan.

2.9 TOURISM OBJECTIVES

2.9.1 Encouragement of the Tourist Industry

The Council will encourage the development of the tourist industry through the use of its statutory powers (where appropriate) and to promote Co. Wicklow as a tourist destination in co-operation with An Bord Failte, the Mid-East Regional Tourism Authority and the Wicklow County Tourism Ltd.

2.9.2 Control of Tourist Related Development

The Council will continue to control development, including tourist related development, in such a manner as to conserve and enhance the built and natural environment and thereby secure the future of a sustainable tourist industry in the county.

2.9.3 Activity Orientated Leisure or Recreational Facilities

The Council will give favourable consideration to the development of leisure or recreational facilities that are "activity orientated" and which involve the appropriate use of parklands, disused mineral workings, water resources, forests and woodlands and where such proposals accord with proper planning and development.

2.9.4 Alternative Rural Tourist Activities

The Council will give favourable consideration to alternative types of rural tourist activities such as working or open farms, agricultural museums, working mills and other rural craft type activities, particularly where existing buildings are used.

2.9.5 Environmental (Green) Tourism

The Council will seek to develop environmental (green/eco) tourism in association with Duchas and other groups or partners.

2.10 ADVERTISING OBJECTIVES

2.10.1 Control, Siting and Design of Advertising

The Council will strictly control the siting and design of advertising signs, hoardings and finger post signs in order to avoid visual clutter, to protect and preserve the amenity and/or special interest of the area, to ensure traffic safety and where applicable, to preserve the integrity of buildings, particularly those listed for preservation.

3.1 INTRODUCTION

3.1.1 Operation of Development Control

Development control is the statutory process that regulates development in the public interest by means of established and proven planning principles. It ensures that development takes place in a suitable location and enhances the physical environment of the county. The granting of planning permission does not in itself enable development to commence. There are other legal and procedural matters that must be complied with. Attention is drawn to the need to comply with the Building Regulations, Public Health Acts, Fire Regulations, Air and Water Pollution Legislation and Environmental Impact Assessment Regulations.

The Council is required to control development in accordance with the policies and objectives set out in its development plan. This section of the plan is concerned specifically with development control objectives.

3.2 URBAN DEVELOPMENT OBJECTIVES

3.2.1 Town Centre Development

The Council will encourage town centre habitation by facilitating residential developments in addition to retail and service uses. It will promote good urban design of buildings, paving, lighting and street furniture.

In particular the Council will encourage the concept of "Living over the Shop" and standards may be relaxed where it is considered appropriate, where it meets a very high standard of design which is sympathetic to the overall streetscape and where it does not adversely affect the amenities of adjoining units.

3.2.2 Control of Dispersed Growth

The Council will control ribbon development, urban sprawl and the coalescence of settlements by the restriction of sporadic development especially in greenbelt areas.

3.2.3 Development Control in Towns and Villages

The Council will control development within or adjacent to settlements in accordance with the plans for these settlements and otherwise in accordance with the policies set out in the County Development Plan and having regard to the urban development standards set out in Appendix 2 (page 54).

3.2.4 Towns and Villages of Streetscape Value

Special consideration will be given to the protection of the existing streetscapes and urban design qualities of the following towns and villages:-
Avoca, Aughrim, Ballinaclash, Ballyknockan, Baltinglass, Blessington, Carnew, Donard, Dunlavin, Enniskerry, Grangecon, Kiltegan, Rathdrum, Redcross, Roundwood, Shillelagh, Stratford-on-Slaney and Tinahely.

3.2.5 Residential Development

All residential development is required to comply generally with the Council's residential development standards set out in Appendix 1 (page 49).

3.2.6 Taking in Charge of Housing Estates

Written certification including drawings is required from developers of housing estates to release cash deposits and/or to take in charge part(s) of housing estates. This certification shall be from a competent professional with Professional Indemnity Insurance. It shall certify the standard of completion of the relevant works in relation to specifications, planning conditions and phasing agreed.



Aerial view Wicklow Town



Coastal View Brittas Bay



Powerscourt Waterfall



3.2.7 Retail Development

The Council will implement the General Policy Directive of the Minister of the Environment 1982 (SI No. 264 of 1982) regarding relevant planning considerations where large-scale additions to existing retail shopping capacity in a locality are proposed. In particular, a retail impact study will be required, including a qualitative and quantitative study.

3.2.8 Retail Warehousing

The Council will ensure that retail warehousing in industrial estates is only permitted when it can be shown that suitable locations for such outlets are not available in or adjacent to existing town centres.

3.2.9 Public Open Space

The Council will operate the development control system in relation to housing and other development to contribute to the achievement of the open space standards set out in section 2.3 and Appendix 1 (page 49). Conditions may be imposed requiring the provision and development of public open space and requiring developers to make contributions as appropriate, towards the cost of providing adequate and suitable local open spaces, neighbourhood parks and other recreational facilities.

3.3 RURAL DEVELOPMENT OBJECTIVES

3.3.1 Residential Development in Rural Areas

Residential development will generally not be permitted in the countryside other than the provision of a necessary dwelling in special circumstances for:

1. A permanent native resident seeking to build a house for his/her own family and not as speculation.
2. A son or daughter of a permanent native resident of a rural area who can demonstrate a definable social or economic need to live in the area to which the proposal relates and not as speculation.
3. A son or daughter of a permanent native resident of a rural area whose place of employment is outside the immediate environs of the local rural area to which the application relates and who can demonstrate a definable social or economic need to live in the area to which the proposal relates and not as speculation.
4. Replacing a farm dwelling, for the needs of a farming family, not as speculation. If suitable, the old dwelling may be let for short term tourist letting and this shall be tied to the existing owner of the new farm dwelling where it is considered appropriate and subject to the proper planning and development of the area.
5. A person whose principal occupation is agriculture and who owns and farms land in the immediate vicinity of the site.
6. An immediate family member (son or daughter) of the person described in 5. who is occupied in agriculture in the immediate vicinity.
7. A person whose principal occupation is in a rural resource based activity (i.e agriculture, forestry, mariculture, agri-tourism, etc.) and who can demonstrate a need to live in the immediate vicinity of this activity.
8. Renovation or conversion of existing dilapidated buildings of substance, in a scale, density and manner appropriate to the rural area and its scenic amenities.
9. A close relative who has inherited an agricultural holding/site for his/her own purposes and not for speculation and who can demonstrate a definable social or economic need to live in the area to which the proposal relates .

Where permission is granted for the development of a dwelling in the rural area it will be normal practice for the planning authority to seek the agreement of the applicant to enter into an agreement under Section 38 of the Local Government (Planning and

Development) Act, 1963, restricting occupation of the dwelling to the applicant, his or her heirs, or those who are described in section 3.3.1 (5), or other classes of persons as the Planning Authority might agree to.

The Council will promote the consolidation of existing development and grouping of new development where permission is granted for a house in the countryside.

Notwithstanding the above, all applications for permission in rural areas will be subject to all normal planning considerations including: traffic safety, sanitation, amenity matters (including views and prospects, tree preservation orders), natural and man-made heritage, design and siting considerations.

3.3.2 Development in Landscape Zones

The Council will provide for the following land uses within the Landscape Zones of County Wicklow as shown in Table 3.1 and Map No. 2 (pages 104 - 109).

Table 3.1 Landscape Zones

Zone	Zoning Objective
Outstanding Natural Beauty	To provide for agricultural and forestry uses, to allow for essential rural housing need and to provide for development in accordance with the policies outlined for other land uses in this Development Plan which are consistent with the Landscape Zoning.
Special Amenity	To provide for agricultural and forestry uses, to allow for essential rural housing need and to provide for development in accordance with the policies outlined for other land uses in this Development Plan which are consistent with the Landscape Zoning.
Rural	To provide for agricultural and forestry uses, to allow for essential rural housing need and to provide for development in accordance with the policies outlined for other land uses in this Development Plan which are consistent with the Landscape Zoning.
Corridor Zone	To provide for agricultural and forestry uses, to allow for essential rural housing need, to preserve greenbelts and to provide for development in accordance with the policies outlined for other land uses in this Development Plan which are consistent with the Landscape Zoning.

The Council will apply the control criteria indicated in Table 3.2 overleaf to residential development applications in Landscape Zones (See Map 2) (pages 104 - 109).

3.3.3 Agricultural Buildings and Activities

The Council will exercise its powers under the Planning Acts and Water Pollution Act to ensure that agricultural activity does not cause pollution to watercourses.

The Council accepts that normal impacts from agricultural developments are part of the rural environment but will endeavour to ensure that agricultural practices, particularly industrial type agriculture does not cause undue harm to amenities including the residential amenities of existing or permitted houses in rural areas. The Council will discourage the development of intensive live stock poultry and pig units in the vicinity of settlements.

Table 3.2 Criteria for Residential Development in Landscape Zones

Landscape Zone	Vulnerability	Control Criteria
Outstanding Natural Beauty Zone Mountain Uplands Northern Hills Glencree/Glencullen Coastal Area Poulaphuca Reservoir	**Very High**	• Special Case Acceptance Part 3.3.1 • Section 38 Restrictive Occupation • Visual Impact Assessment • Compliance with other normal planning criteria.
Special Amenity Zone North Mountain Lowlands South Mountain Lowlands Baltinglass Hills Southern Hills	**High**	• Special Case Acceptance Part 3.3.1 • Section 38 Restrictive Occupation • Compliance with other normal planning criteria.
Rural Area Zone Rural Area	**Medium**	• Special Case Acceptance Part 3.3.1 • Section 38 Restrictive Occupation • Compliance with other normal planning criteria.
Corridor Areas Zone Eastern Corridor Western Corridor	**Medium**	• Special Case Acceptance Part 3.3.1 • Section 38 Restrictive Occupation • 137 metre development restriction either side of the N11 in Rathdown No.2 R.D. and 100 meters elsewhere (except where existing development is closer). • Compliance with other normal planning criteria.

3.3.4 Design of Agricultural Buildings

The sympathetic design and layout of agricultural buildings determine how the development is assimilated into the landscape over time. In assessing applications for planning permission for agricultural buildings the Council will have regard to:

- Recommendations contained in An Foras Talúntais handbook, "Farm Buildings and the Environment".
- The grouping of farm buildings in so far as is practical and a unifying design of individual buildings to help to absorb them more easily into the landscape.
- Screening and shelterbelt planting composed principally of native species.
- Where cladding is used on the exterior of farm buildings dark colours (preferably dark green, red or grey) with matt finishes will normally be required. Roof areas should be the same or in a darker shade of the colour used on the side panels.

3.3.5 Alternative Agricultural Enterprises

The Council will encourage the diversification of agriculture in rural areas where it is sustainable.

3.3.6 Afforestation*

The Council will have regard to its current Indicative Forest Strategy, in exercising its development control and its consultative functions with the Forestry Service.

3.3.7 Areas Sensitive for Afforestation

The Council regards the areas listed in Table 3.3 and indicated on Map No. 3 (page 110) as sensitive for afforestation and wishes to be consulted on all forestry grant applications in these areas.

Table 3.3 Areas Sensitive for Afforestation

Character or Type	Area	Description
Outstanding Natural Beauty	Mountain Uplands	Central mountain area including Wicklow Mountains National Park (existing area and proposed target area)
Outstanding Natural Beauty	Northern Hills	Great and Little Sugarloafs and Bray Head
Outstanding Natural Beauty	Glencree Glencullen	Glencree and Glencullen river valleys
Outstanding Natural Beauty	Coastal Area	Coastal area between coast road and sea
Outstanding Natural Beauty	Poulaphuca Reservoir	Poulaphuca reservoir and surrounding hillsides
Area of Special Amenity	North Mountain Lowlands	North-eastern foothills of Wicklow Mountains from Downs Hill at Calary to Trooperstown
Area of Special Amenity	South Mountain Lowlands	South-eastern foothills of Wicklow Mountains from Rathdrum to Aughrim and Woodenbridge
Area of Special Amenity	Baltinglass Hills	Hills surrounding Baltinglass and Stratford of scenic importance and with a megalithic hillfort complex of international archaeological interest.
Vulnerable Aquifers	Aquifers	Vulnerable sand and gravel acquifers
Heritage Areas	Natural Heritage Areas	Proposed NHAs for flora and fauna conservation identified by the Wildlife Service.
Archaeological Sites	Archaeological Buffer Areas, Areas of Archaeological Potential or Significance	Archaeological sites identified as Recorded Monuments and Archaeological Areas of Interest
Urban Areas	Expanding Urban Areas	The environs of expanding towns and villages.

3.3.8 Tree Preservation and Felling

The Council will consider the making of tree preservation orders in respect of all trees or groups of trees listed in Schedule 1 (page 81) and shown on Map No. 4 (pages 111 - 112). Should it appear to the Council that other trees not listed in Schedule 1 (page 81) are in danger of being destroyed or damaged and that their loss would be a serious injury to amenity, it will consider the making of tree preservation orders.

The Council will review all existing tree preservation orders and revoke or vary same, as required, in the interests of proper planning and development. See Schedule 2 (page 82) and Map No. 5 (page 113).

* The indicative Forestry Strategy is a document adopted by Wicklow County Council which identifies areas of opportunity for the creation of new woodlands and identifies areas sensitive to afforestation. This document provides the context within which consultations on forestry applications are assessed.

3.3.9 Trees on Development Sites

Development that requires the felling of mature trees of amenity value, conservation value or special interest, even though they may not be listed in the development plan, will be discouraged.

3.3.10 Hedgerow Protection

The Council will encourage the protection of hedgerows which are an important feature of traditional farming practices, which provide a unique corridor habitat for wildlife and which contribute to the visual amenities of the countryside. In particular the Council will expect all new developments to comply with the requirements for the protection of hedgerows and the inclusion of the same within the overall development as detailed in Appendix 2 (page 54).

3.3.11 Zone Of Outstanding Natural Beauty

The Council will reinforce and preserve the scenic quality of this zone by restricting development in it. The Council will require the submission of a visual impact assessment where a planning application is made for development in an Outstanding Natural Beauty Zone.

The Council will seek to open up views of the sea from the coast road and of lakes from the lake roads and to restrict development on the sea-ward/lakeward side of the road where it would be injurious to the amenities of the beaches/lakeshores or injurious to tourism, or where it would be visible between the road and the sea/lake, except where settlements already exist or where Section 3.3.1 applies. See also Appendix 7 (page 65) Coastal Zone Management Plan.

The Council will promote, in co-operation with the various relevant organisations, the more extensive use of this zone for such activities as touring, mountaineering, pony trekking, sight-seeing, walking, etc. The Council will endeavour to keep open areas of commonage which are traditionally open areas and to establish, in co-operation with local landowners, and/or those with grazing/commonage rights public rights-of-way in order to provide access to the natural attractions of the area.

The Council will restrict the unnecessary development of land between the Lake Road and Poulaphuca Reservoir and to protect the views onto and from Poulaphuca Reservoir.

3.3.12 Zone of Special Amenity

The Council will resist development likely to detract from the open character and appearance of these mountain lowlands and hills, in order to preserve their scenic qualities as a backdrop to the Area of Outstanding Natural Beauty Zone.
The Council will develop and encourage the recreational uses of this zone where such development is consistent with maintaining the capacity of the area to cater for tourists and in a manner that does not diminish its unique rural, scenic and recreational amenities.

The Council will promote the tourist and educational potential of the Baltinglass Hills and ensure that the archaeological heritage is protected from inappropriate development.

3.3.13 Rural Zone

The Council will ensure that the rural qualities of this zone are protected and that trees, woodlands and hedgerows are conserved. The Council will seek to upgrade and improve the facilities in towns and villages in this zone and encourage a more positive perception of these settlements as desirable places to live by facilitating village amenity schemes and encouraging residential and employment generating development.

3.3.14 Corridor Zones

The Council will protect the greenbelt areas between expanding urban areas that are in close proximity (e.g. Bray, Enniskerry, Kilmacanogue and Greystones, Ashford, Rathnew

and Wicklow, Kilcoole, Newtownmountkennedy, Newcastle and Delgany), from unnecessary and haphazard development, in order to protect their individual identities and character.

The Council will maintain the lands within 100 metres of the national routes (N11 and N81) free of development and will maintain the lands within 137 metres of the N11 within the Rathdown No. 2 Plan, Appendix 10 (page 73) free of development save in the case of infilling of existing groups of buildings where this accords with other policies and objectives within this Plan.

3.3.15 Views of Special Amenity Value

- The Council will preserve and protect the views of special amenity value or special interest of national or regional significance listed in Schedule 3 (page 83) and as shown on Map 6 (pages 114 - 117).
- The Council will preserve and protect the prospects of special amenity value or special interest of national or regional significance listed in Schedule 4 (page 84) and as shown on Map No. 7 (pages 118 - 121)
- The Council will protect and preserve views and prospects of special amenity value or special interest in the County, whether listed or not.
- The Council will protect views and prospects of special amenity value or special interest towards and from all buildings listed for preservation.
- The Council will protect and preserve views and prospects of special amenity value or interest towards and from all heritage buildings, structures and sites that are open to the public, in order to protect their settings and interpretative values.
- The Council will endeavour to remove obstructions to views or prospects of amenity value or special interest.

3.3.16 Wicklow Mountains National Park

The Council will control the development of new visitor facilities of significance within the proposed National Park Target Area and encourage their location adjacent to established settlements on the fringes of the Park.

3.4 COASTAL ZONE MANAGEMENT OBJECTIVES

3.4.1 Coastal Zone Management Plan

The Council will control development in the coastal zone in accordance with the objectives set out in the Coastal Zone Management Plan. (See Maps 8 and 9 (pages 122, 123)) and Appendix 7 (page 65).

3.4.2 Sand and Gravel Removal

It is a control objective of the Council to ensure that there is no further removal of sand dunes, beach sands or gravels through application of the provisions of the Foreshore (Amendment) Act, 1992, in close co-operation with the Department of the Marine.

3.4.3 Land Reclamation

The Council will ensure that no further reclamation of estuary land or coastal marshland occurs which would damage coastal habitats.

3.4.4 Development Close to Soft Coastlines

The Council will protect both public and private investments by prohibiting any new building or development (including caravans and temporary dwellings) within 50 metres of "soft shorelines" as defined by Maps 10 and 11 (pages 124 - 125).

3.4.5 Development Close to Sea Level

The Council will ensure that no new habitable structures shall be permitted below 3 metres (O.D. Malin) in the interest of public safety and the protection of property and residential amenity.

3.5 HERITAGE OBJECTIVES

3.5.1 Access to Amenity Areas

The Council will encourage the provision of access routes to amenity areas as listed in Schedule 5 (page 86) and shown on Map 12 (page 126) in co-operation with landowners and will protect such areas from inappropriate development infringing upon accepted access routes.

The Council will materially consider the creation of public rights-of-way when examining development proposals that are adjacent to recognised amenity areas, especially those in the coastal zone.

3.5.2 Commons and Similar Hill Land

The Council will preserve the open character of commons land and similar hill land and secure access over paths and tracks, particularly in mountain areas.

3.5.3 Walking Routes

The Council will co-operate with representative bodies for long distance walking routes in the provision of long distance walking routes throughout the County. The Council will prepare proposals for a coastal walking route from Bray to Kilmichael Point. See Maps 13A and 13B (pages 127, 128) for a preliminary route, which will be subject to further consultation.

The Council will co-operate with representative bodies for long distance walking routes and landowners in the area in preparing proposals for a long distance walking route of the "West Wicklow Way".

3.5.4 Proposed Natural Heritage Areas

The Council will conserve the habitats of the proposed Natural Heritage Areas listed in Schedule 6 (page 87), (illustrated in Map 14 (page 129)). It will ensure that any development that would significantly alter the visual appearance of an area, where such a quality is an essential component of the interest, will be restricted.

3.5.5 Nature Reserves

The Council will consult with the Department of Arts, Heritage, Gaeltacht and the Islands before determining any matter or doing anything that is liable or likely to affect or interfere with the suitability of nature reserves, as regards the avoidance or minimising of such affect or interferences in accordance with Section 12 of the 1976 Act. See Map 15 (page 130) and Schedule 7 (page 87).

3.5.6 Special Protection Areas EU Directive 79/409

The Council will protect and preserve designated Special Protection Areas and any SPAs designated in the future. See Map 16 (page 131) and Schedule 8 (page 88). The Council will ensure that any development proposal in the vicinity of or affecting in any way a designated SPA provides sufficient information showing how its proposals will impact on the habitat of the SPA and proposals for appropriate amelioration.

3.5.7 Special Areas of Conservation EU Directive 92/43/EEC

The Council will protect and preserve designated Special Areas of Conservation and any SACs designated in the future. See Map 16 (page 131) and Schedule 8 (page 88). The Council will ensure that any development proposal in the vicinity of or affecting in any way a designated SAC provides sufficient information showing how its proposals will impact on the habitat of the SAC and proposals for appropriate amelioration.

3.5.8 Geological Areas of Scientific Interest

The Council will protect the sites of geological and geomorphological interest as listed in Schedule 9 (page 89) (Map 17 (page 132)) below from development that would adversely affect their existence and/or interpretation and to ensure that where development is allowed, its affect is minimised on the listed site.

3.5.9 Buildings Artistic, Historic or Architectural Preservation

The Council will consider the preservation of all buildings and structures of artistic, historic or architectural interest listed in Schedule 10 (pages 90 - 93) and illustrated in Map 18 (pages 133 - 137).

The Council will consider the preservation of all buildings of vernacular interest and hand pumps listed in Schedule 11 (page 94) and illustrated in Map 19 (pages 138, 139).

It is an objective of Wicklow County Council to encourage the protection, appreciation and appropriate revitalisation of the vernacular heritage of the county. The setting of vernacular buildings and features shall be respected. The Council shall encourage the retention and development of the traditional skills base in Co. Wicklow. The design of new buildings shall be expected to appropriately consider the existing vernacular heritage. In this regard, it is acknowledged that what is appropriate in one environment is not necessarily appropriate in another.

Planning permission will be required for the demolition or alteration of any buildings or structures, the preservation of which is an objective of the Council.

3.5.10 Thatching Grants

The Council will allocate a grant not exceeding 20% of the total cost (max. £3,000) towards the cost of re-thatching the listed thatched structures in Schedule 11 (page 94), (in addition to any grant offered by the National Heritage Council) or towards the re-thatching of previously thatched dwellings, which are now roofed with other materials.

3.5.11 Landmark Preservation

The Council will preserve the landmarks and miscellaneous items listed in Schedule 12 (page 95) (Map 20 (page 140)) from development that would be injurious to their existence, setting or proper interpretation. The Council will ensure that exploitation of such landmarks and features will be carried out in a manner that is sympathetic and sensitive to the feature in question.

3.5.12 Post-box Preservation

The Council will consider the preservation of the post-boxes as listed in Schedule 13 (page 98) (Map 21 (page 141)) from development that would be injurious to their existence or proper interpretation.

3.5.13 Demolition of Preserved Buildings or Structures

The Council will strongly resist the demolition of any building or structure listed for preservation, unless the Council is satisfied that exceptional circumstances exist (e.g. where the building is structurally unsound and incapable of being made structurally safe). A structural survey should be submitted with all proposals for such demolition works and shall be prepared by a qualified structural engineer. Similarly a professional valuation surveyor's report will be required demonstrating why it is not economically possible to conserve the building or structure. Any application for demolition of a preserved building or structure should be accompanied by (a) a drawing and photographic record of the building, (in accordance with the ICOMOS and RIAI Guidelines on the recording of buildings), and (b) a full conservation report on the building carried out by a practitioner with the necessary skills and expertise in conservation.

Planning permission will be required for the demolition or alteration of any buildings or structures, the preservation of which is an objective of the Council.

3.5.14 Preservation of Setting of Preserved Buildings or Structures

The Council will consider the preservation of the setting and environs of preserved buildings or structures. Where new development is proposed for such areas, the Council will require the submission of a detailed application, with proper attention being given to the relationship of the new proposal vis-á-vis the existing structure.

3.5.15 Alterations to Preserved Buildings or Structures

The Council will ensure that alterations or extensions to buildings or structures listed for preservation will only be permitted if the proposals are in keeping with the character of the building and preserve the architectural and historic features of the building or structure.

Planning permission will be required for the demolition or alteration of any buildings or structures, the preservation of which is an objective of the Council.

3.5.16 Change of Use of Preserved Buildings or Structures

The Council will favourably consider the change of use of any building listed for preservation, provided such a change of use does not seriously impact on its intrinsic character. Zoning objectives will be secondary to the building preservation objective.

3.5.17 Recorded Archaeological Monuments and Places

The Council will have regard to the Record of Monuments and Places in dealing with planning applications for development or threats to items recorded. No development in the vicinity of a recorded feature will be permitted, where it seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value. Where permission is granted, the Council will require the developer to have the site works supervised by a competent archaeologist. In all such cases the Council will consult with the Department of Arts, Heritage, Gaeltacht and the Islands.

3.5.18 Areas of Archaeological Potential or Significance

The Council will have regard to the Areas of Archaeological Potential or Significance as detailed in Schedule 14 (page 99) and Map 22 (page 142) when dealing with planning applications for development. Where permission is granted, the Council will require the developer to have the site works supervised by a competent archaeologist. In all such cases the Council will consult with the Department of Arts, Heritage, Gaeltacht and the Islands.

In the event of any of these sites or monuments being threatened by work that may be exempted development or by developments where a planning application is made, the Council will consider having the sites investigated by an archaeologist prior to any such development taking place.

3.5.19 National Monuments in State Care

The Council will preserve all national monuments and their settings as listed in Schedule 15 (page 99) and Map 23 (page 143).

3.6 WATER QUALITY OBJECTIVES

3.6.1 River Water Quality

The Council will implement the provisions of the Rivers Liffey and Slaney Water Quality Management Plans in order to protect public health and the recreational and economic potentials of these watercourses.

The Council will protect the water quality of the Rivers Dargle, Vartry, and Slaney (including Derry, Derreen and Little Slaney) in accordance with E.U. Directive Number 78/659 that lists these rivers as salmonoid rivers. The Council will protect the water quality of rivers in order to support inland fisheries.

3.6.2 Aquifer Protection

The Council will implement aquifer protection plans for the Brittas Bay district and other vulnerable aquifers.

The Council will control wastewater treatment and disposal in areas of outcropping bedrock because of their extreme vulnerability to pollution.

The Council will control wastewater treatment and disposal in the vulnerable sand and gravel aquifer areas listed in Schedule 16 (page 100) and Map 24 (page 144).

The Council will control developments that are likely to cause pollution of water catchment basins used as gathering grounds for public drinking water in order to prevent pollution.

3.6.3 Treatment Works for Single Houses

Where it is proposed to build a new house in an area that is not served by a public sewer but which is otherwise acceptable, the Council will require an effluent treatment system that is compatible with ground conditions.

a) Septic Tanks

Septic tanks and percolation areas are permissible for sewage treatment from single dwellings provided that the following conditions are adhered to:-

- the specific ground conditions shall be suitable for the construction of the septic tank and for percolation.
- compliance with "Recommendations for Septic Tank Systems for Single Houses." NSAI SR6 1991, or as subsequently amended, will be necessary.
- the applicant shall be required to enter into a septic tank maintenance agreement to annually inspect and service the system. The person or persons responsible for the maintenance of the treatment system shall be notified to the Council.

b) Proprietary Treatment Plants

Proprietary treatment plants can be used as sewage treatment systems for single dwellings provided that the following conditions are adhered to:-

- the specific ground conditions shall be suitable for the construction of the treatment plant and for percolation.
- the treated effluent shall have a minimum standard of 20:30 BOD:SS.
- grease traps shall be installed for the treatment system.
- the applicant shall be required to enter into a treatment plant maintenance agreement to annually inspect and service the system. The person or persons responsible for the maintenance of the treatment system shall be notified to the Council.

3.6.4 Private Waste Water Treatment Works for Developments

The Council will require developments to connect to public piped infrastructure where public infrastructural services are adequate or where they will be improved in the future.

The Council will facilitate the provision (in advance of new or improved public wastewater treatment), of suitable wastewater treatment plants for new housing or other developments within the development limits and within proposed drainage areas of towns and villages. Treatment plants serving housing developments would be constructed by the developer and taken in charge by the Council. Such effluent treatment plants shall be constructed in accordance with the specifications of the Council, shall be fully bonded and shall discharge either to watercourses or to the public sewer. Contributions will be required towards maintenance of the treatment plants.

The specification of the Council shall set out:

- Location criteria for treatment work sites, which may be on or off the development site.
- Minimum and/or maximum loadings.
- Effluent treatment standards.
- Conveyancing and wayleave requirements.
- Boundary treatment including fencing and landscaping.
- Minimum size of site.
- Vehicular access requirements.
- Cash deposit requirements.

Package plants may be used as sewage treatment systems for developments with Population Equivalents (PE) greater than 20 PE and shall be subject to a Section 4 Discharge Licence. Any effluent system discharging to surface water shall be subject to a Section 4 Discharge Licence.

3.7 AIR POLLUTION AND SOLID WASTE CONTROL OBJECTIVES

3.7.1 Air Pollution

The Council will enforce the provisions of the 1987 Air Pollution Act, in order to control industrial and other emissions in order to protect ambient air quality in County Wicklow.

3.7.2 Waste Regulations

The Council will enforce the provisions of Waste Management Act 1996 and the 1979 Toxic and Dangerous Waste Regulations.

3.8 ROADSIDE DEVELOPMENT OBJECTIVES

3.8.1 Development on National Routes

The location of new means of access to National Primary and Secondary roads, or residential, commercial, industrial or other development dependent on such means of access, will generally not be permitted except:-

- in areas where a speed limit not exceeding 50-60 kph (30-40 mph) applies, or
- in the case of infilling, in existing built up areas, or
- in the case where an existing means of access is being improved*

Members of the farming community wishing to build houses for their own occupation on their own land will only be granted permission for the provision of new access to a national road where no reasonable alternative is possible.

Permission will generally not be permitted for development adjoining a national road even if no vehicular access is created because hazardous situations often still arise because of the generation of parking and the opening of pedestrian routes.

3.8.2 Development on Regional Roads

In order to ensure safety and free flow of inter-county and local traffic, to maintain road traffic capacity and to protect public investment, the Council will not permit the location of new means of access to regional roads except:-

- in areas where a speed limit not exceeding 50-60 kph (30-40 mph) applies, or
- in the case of infilling in existing built up areas, or
- where no alternative access is possible, or
- in the case where an existing means of access is being improved.*

3.8.3 Development on Local Roads

The Council will require that the location of new vehicular access on to Local roads will be controlled to prevent traffic hazard and ensure the free flow and safety of traffic on these roads.

3.8.4 Traffic Safety

In order to provide for the public safety of pedestrians and road users, permission will not be granted for any development, including change of use, which would constitute a traffic hazard.

3.8.5 Building Lines

In the interests of visual amenity, residential amenity and because of the long term space requirements of roads particularly in rural areas, the Council will require minimum building line set backs for all structures from the edge of public roads as set out in Table 3.4, save in the case of the infilling of existing groups of buildings.

* This does not infer that permission will be granted to additional vehicular movements being allowed onto the National/Regional Route on the basis that the existing access is being improved.

Table 3.4 Building Lines

Road Type	Building Line m.	Description
National Primary Road	137	Rathdown No 2 Rural District
National Primary Road	100	County Excluding Rathdown No 2 R.D.
National Secondary Road	100	Entire County
Regional Roads	40	Entire County
Local Roads	30	Commercial, Industrial or Agricultural Buildings
Local Roads	20	Residences
Urban Road	6	Residences in new development areas in towns and villages.
Urban Road	10	Commercial or industrial buildings in new development areas in towns and villages.
Urban Road	Existing Building Lines	In existing streets in towns and villages, unless specific road improvements require a further set back.

3.9 ELECTRICITY GENERATION AND TRANSMISSION OBJECTIVES

3.9.1 Wind Energy

The Council will encourage the development of wind energy projects outside of the zone of outstanding natural beauty, where they do not interfere with heritage items or interfere with residential amenities or views or prospects of special amenity value.

3.9.2 Hydroelectricity

The Council will encourage the development of small-scale hydroelectric projects outside of the zone of outstanding natural beauty where they do not interfere with heritage items nor interfere with residential amenities or views or prospects of special amenity value. The re-use of old mill sites will be particularly encouraged.

3.9.3 Electricity Transmission

The Council will require that above ground electricity transmission lines should where possible,

- not traverse the zone of outstanding natural beauty,
- nor seriously impact on views or prospects of special amenity value,
- nor seriously interfere with heritage items,
- nor seriously interfere with residential amenities,
- nor seriously interfere with pcSAC, SPA and pNHA sites (important for birds).

3.10 TELECOMMUNICATION STRUCTURES OBJECTIVES

The Council will require that new telecommunications antennae should, where possible, be located on existing masts or buildings. All telecommunications development is required to comply generally with the Council's Telecommunication Standards as set out in Appendix 8 (page 70).

The Council will require that, where possible, new telecommunications antennae and masts should,

- not be located in a zone of outstanding natural beauty,
- nor seriously impact on views or prospects of special amenity value,
- nor seriously interfere with heritage items,
- nor seriously interfere with residential amenities.

3.11 TOURISM OBJECTIVES

3.11.1 Tourism Development Land Use

The Council will have regard to the Tourist Land Use Matrix described in Table 3.5 in assessing the suitability of any proposed tourist development.

Y: Permissible	X: Not Permissible	O: Open For Consideration

Table 3.5 Tourism Land Use Matrix[1]

Tourist Use	Outstanding Natural Beauty Zone	Special Amenity Zone	Rural Zone	Corridor Zone	Coastal Zone*	Town Village
Tourist Attractions or Services						
Fun Parks	X	O	O	O	X	Y
Equestrian Centres	X	O	O	O	X	Y
Skirmish Parks	X	O	O	O	X	X
Golf Courses	X	O	O	O	O	Y
Driving Ranges	X	O	O	O	O	Y
Activity Centres	X	O	O	O	X	Y
Specialist Activities**	O	O	O	O	X	Y
Leisure Facilities***	X	X	X	O	O	Y
Permanent Self-Catering Accommodation						
Static caravans	X	X	X	O	X	Y
Holiday Homes	X	X	O	O	O	Y
Self Catering Units at Hotel	X	O	O	Y	O	Y
Hostels	X	X	O	O	O	Y
Touring Self Catering Accommodation						
Touring Caravans	X	O	O	O	X	Y
Camping Facilities	X	O	O	O	X	Y
Catered Accommodation						
Guest Houses	X	O	O	Y	X	Y
Hotels/Country Houses	X	X	O	Y	O	Y
Other						
Change of Use & Extension of Dwellings	O	O	Y	Y	O	Y
Extension and Intensification of Established Rural Tourist Activities	O	O	Y	Y	O	Y
Tourist Use of Unused Abandoned Buildings	O	O	Y	Y	O	Y

[1] where there is conflict between the coastal zone management plan and matrix, the coastal zone management plan will take precedence

* See Coastal Zone Management Plan, Appendix 7 (page 65).

** Specialist activities would include open farms, rare breed livestock farming, traditional handicrafts, folk museums, agricultural museums, working mills, sailing, etc.

*** Leisure facilities would include feature activities such as swimming pools, gymnasiums, ski slopes etc.

3.11.2 Recreation Development in Amenity Areas

The Council will promote and encourage the recreational use of coastline, rivers and lakes for activities such as game fishing, boating, sailing, etc. Where such recreational uses involve the development of structures or facilities, the Council will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.

3.11.3 Tourist Accommodation

The Council will continue to secure the growth of a varied accommodation market, providing for both the traditional tourist and the holiday home market. Particular encouragement will be given to the construction of new hotels given the recognised shortage of bed spaces within the County. The Council will look favourably upon the location of such accommodation in existing settlements.

Particular encouragement will be given to the use of abandoned or underused buildings, outbuildings and upper floors for tourist accommodation within existing settlements. All tourist accommodation developments will be expected to meet the tourist accommodation standards outlined in Appendix 3 (page 58).

The Council will consider the development of self-catering tourist accommodation adjacent to and ancillary to existing hotels.

The Council will generally only consider holiday home accommodation in the rural landscape zone, the corridor zone, or the coastal zone where such a development is dependent upon an integrated, substantive and well developed rural resource based package (i.e. golf, equestrianism, walking etc.)

3.11.4 Tourist Accommodation in Towns and Villages

The Council will ensure that the development of permanent holiday homes in towns and villages should not seriously interfere with residential or other amenities. Single one-off holiday homes will not be permitted. A condition will apply to all developments ensuring that the approved structures are not sold off individually.

Applications for permanent holiday homes which are of such a size and scale as to adversely dominate the existing scale, character, vitality and size of the village will be discouraged.

3.11.5 On-Farm Tourism Accommodation

The Council will support rural tourism and the provision of on-farm tourism accommodation including holiday accommodation by farmhouse extension or by the construction of new holiday accommodation. Such tourist accommodation should be proximate to the farmhouse and only available for short-term tourist letting. The farmer shall retain ownership of the tourist accommodation.

3.11.6 Other Tourist Accommodation Adjacent to Public Houses

The Council will support rural tourism and the provision of tourism accommodation by public house extensions in rural areas or by the construction of new holiday accommodation adjacent to and within the ownership of the public house which

a) must be part of an integrated rural tourism plan that is based upon a substantive and integrated rural dependent tourist package (i.e. equestrianism/golf/walking etc.);
b) must be proximate to the public house;
c) must only be available for short term tourist letting and
d) the pub owner shall retain ownership of the tourist accommodation.

3.11.7 Caravan and Camping Objectives

The Council will encourage touring caravan and camping sites to locate adjacent to or within existing settlements, having due regard to surrounding land uses and the proper planning and development of the area. The Council will ensure that there is an adequate distribution of touring caravan locations throughout the county, avoiding a concentration in any one area.

The Council will permit the development of touring caravan and camping sites in areas where the local environment can absorb such development. Sites should have significant existing natural screening. All proposals should be accompanied by comprehensive planting schemes. In particular, the Council will discourage touring vans from locating on the actual amenity which attracted them to the area in the first instance (i.e. the beach, historic site) in order to protect the interpretation and tourist value of the site in question.

The upgrading of existing static caravan parks to holiday home developments will be favoured. The Council will discourage static caravan parks because of their visual impact and their lack of contribution to the county's economic base. In particular, the Council will ensure that no additional caravan parks will be permitted at Brittas Bay, Silver Strand or Clogga in order to maintain the recreational capacity of the coastline and to preserve the scenic amenity of these areas.

3.11.8 Tourist Facilities or Tourist Services Objectives

The Council will consider favourably the provision of dining and/or leisure facilities in association with tourist accommodation (other than Bed & Breakfast accommodation).

The Council will encourage new developments that provide facilities and services for travelling tourists, (such as garages, shops, cafes, filling stations, etc.), to locate within existing settlements or at zoned locations at grade separated junctions on the N11 or at existing tourist enterprises (i.e. existing open farms, rural activity centres).

3.11.9 Integrated Tourism/Leisure/Recreational Complex

The Council will encourage the development of major integrated tourism/leisure/recreational complexes on lands which incorporate existing and proposed facilities as identified on Maps Nos. 25 (a) to 25 (d) (pages 145 - 149) and as detailed accordingly below:-

- Ballynattin, Arklow
- Druids Glen Golf Club, Woodstock Demesne
- Model World, Ballinahinch Lower, Newtownmountkennedy
- Rathsallagh House, Rathsallagh Golf Club, Dunlavin

Other locations for integrated tourist/leisure/recreational projects will be considered on their merits having regard to the following criteria:-

- Accessibility from the east and west corridors,
- Accessibility to primary growth centres and/or centres of population,
- Proximity to designated tourism/visitor areas,
- An adequate site area to accommodate a range of integrated tourist/leisure/recreational activities.

An integrated tourism/leisure/recreational complex should include a number of the following:-

Hotel and associated facilities, conference centre, golf course, equestrian centre, trekking centre, fitness centre, indoor/outdoor water facility, fishing facility, multi-purpose facility, indoor/outdoor ski centre, cine-plex, model world, scientazia, children's museums, nature trails, walking routes and associated facilities.

It may also include tourist related residential and leisure retail. The tourist related residential development shall be retained in single company ownership and shall not be sold off individually, and/or shall be the subject of a concise legal management contract which meets the objectives of the zoning.

An overall planning application* will be required for the entire complex which will include proposals, where appropriate, for:-

- The preservation/conservation of the natural amenities on the site,
- The preservation/conservation of the heritage structures on the site,
- The retention of the open nature of the lands,
- Significant and intensive landscaping of the site,
- A phasing plan for the provision of the proposed facilities, together with any necessary guarantees in regard to the provision of such facilities.

Such a development will not generally be considered in the area designated as an Area of Outstanding Natural Beauty.

3.12 ADVERTISING OBJECTIVES

3.12.1 Roadside Advertising Structures (Section 89 Licensing)

The Council will give favourable consideration to the erection of fingerpost signs for local advertising in rural areas except where they give rise to confusion for road users or where they endanger traffic safety.

Signs will be only licensed where premises are located away from main traffic routes in rural areas and where they meet the following criteria:-

(a) the advertising sign is related to a premises located in the rural area within 10 km (6.2m) of the proposed advertisement.

(b) only advertising where an advertising "need" is identified will be considered. In this context the term "need" relates to the requirements of the travelling public, not the desire of the commercial operators to advertise as widely as possible. Each such need should be assessed on its merits.

(c) the design and requirements of signage in rural areas should contain information in relation to the particular facility or establishment, directional information and distance in km. It shall not exceed 1.4 sq.m.

The Council will generally refuse licence applications for the location of advance advertising structures along approach roads into towns and villages and along National Primary and Secondary Routes save for tourist attractions of national or regional importance.

The Council will only consider the licensing of fingerpost signs for businesses in isolated urban or rural locations. Such signs, where licensed shall comply with the criteria as outlined at (a) - (c) above and if more than one industry is located in the same area, a general sign post indicating the direction of the industrial location may be provided. No trade name or other identification mark will be allowed.

The Council will encourage the more effective location of tourist signage in a manner that will help the user identify tourist attractions of national or regional importance, yet does not lead to visual clutter, disamenity or traffic hazard.

3.12.2 Advertising in Towns and Villages

The Council will discourage the erection of advertising hoardings and advertising structures within the built up area of towns and villages and in particular in residential areas and on buildings or structures listed for preservation. The Council will prevent the location of such structures where they compete with traffic signs, sight lines or distract attention at a junction so as to create a traffic hazard.

The Council will only consider permitting the location of advertising hoardings within towns in exceptional circumstances where they improve the neighbourhood by screening unsightly features. Permission for such hoardings will be granted only for limited periods (see also Appendix 6 (page 64) Building Facade Advertising).

3.12.3 Advertising in Rural Areas

The Council will discourage the erection of advertising hoardings and advance advertising in rural areas and in particular where they are adjacent to or affect buildings, structures, areas, views or prospects that are listed for preservation.

* As with other developments all normal planning criteria will apply with respect to any application.

3.13 EMPLOYMENT DEVELOPMENT OBJECTIVES

3.13.1 Industrial Development in Towns

New industrial development will be required to locate on suitably zoned land in towns or where no zoned lands are available on suitable land in town environs. The industrial development at the environs location should not seriously interfere with existing or proposed land uses in the area. Town environs are defined as lands within one kilometre of the development boundary of towns.

The Council will seek to optimise the use of existing industrial lands and factory space in towns and villages.

3.13.2 Industrial Development in Rural Areas

Where industrial development is proposed in rural areas it will generally only be permitted when it complies with the following criteria:

- The applicant must demonstrate a particular locational, process or workforce related need to locate in a rural area.
- The applicant must demonstrate that these needs cannot be accommodated in or adjacent to settlements.
- It must not be located in an Area of Outstanding Natural Beauty except in the case of extractive industries, where it complies with the requirements of Section 3.13.6.
- It must not be located on a national route except where a 30-40 mph speed limit applies in accordance with Dept. Of Environment and National Roads Authority policy.

3.13.3 Employment Zoning – Grade Separated Intersections N11

The Council zones the following lands at or close to existing or proposed grade separated intersections on the N11 for the following employment objectives. See Table 3.6 and Maps 26, 27 & 28 (pages 150 - 152)

Table 3.6. Employment Zonings at N11 Interchanges

Map	Interchang Name	Area Ha.	Zoning Objective "E"
26	Proposed Barry's Bridge East, Drummin, Kilpedder	27.70 (69 acres)	To provide for Employment Uses
27	Killiniskyduff, North Arklow	75.0 (185 acres)	To provide for agricultural uses with an option[3] for the life of the Plan to provide for a single undivided Employment unit, either a microchip or similar manufacturing plant or for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage.
28	Kish Interchange A, South Arklow	84 (208 acres)	To provide for Employment Uses.
28	Kish Interchange B (i), South Arklow	41 (100 acres)	To provide for agricultural uses with an option[3] for the life of the Plan to provide for employment uses as described in "E" overleaf.
28	Kish B (ii), South Arklow	73 (180 acres)	To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit which, either a microchip or similar manufacturing plant or for a business, office, science, or technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. The designated 4.6 ha (12 acres) is to provide for low density residential development at a rate of one dwelling to the acre and operates under this optional constraint.

[3] See Appendix 9 (page 72) which provides explanation and operation of Option Zoning Objective.

The Council will permit the following uses in the "E" Zone (except where otherwise specified):

- Industrial, transport, distribution, warehouse or retail warehouse[1] developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport or retail facilities will not be at the expense of facilities in existing settlements. *(Note that uses allowed in this zone differ for Map No. 27 & 28 (Kish B (ii))).*

The Council will consider the zoning of further lands at or close to grade separated intersections on the N11 for industrial purposes having regard to the following criteria:

- The availability of sewerage or water infrastructure, traffic safety, adjacency to a town or village, the visual impact of development from N11 (the main tourist route in County Wicklow) and planning gain, e.g. the rehabilitation of visual blight.

Proposals for retail warehousing outlets, in addition to being considered in commercial areas where they can be adequately accommodated and where they do not seriously threaten the viability of established conventional shops or shopping centres within their potential catchment, will also be considered in industrial areas as indicated but such uses must clearly be secondary to the main use of the area for industrial purposes and must not be of such a scale (either individually or cumulatively) as to threaten the potential of the area for future industrial growth.

3.13.4 Employment Use Zonings

The Council zones the following lands for employment uses. See Table 3.7 and Map 29 (a) – 29 (c) (Pages 153 - 156).

Table 3.7 Employment Zonings

Map	Location	Area Ha.	Zoning Objective
29 (a)	Mountkennedy, Kilpedder	31.27 (77 acres)	To provide for agricultural uses with an option for the life of the plan to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage.
29 (b)	Scratenagh Crossroads, Arklow	8.09 (20 acres)	To provide for light industrial uses/business park uses with extensive landscaping and a high architectural standard of layout and building design
29 (c)	Kilmurray South	2 (5 acres)	To provide for an arts and crafts development with studio and workshops with a maximum total gross floor area of 400 sq.m. (in one or two blocks) to be divided into units of 40 sq.m., 60 sq.m. or 100 sq.m. with one dwelling only for a centre manager for the development. The implementation of this development is subject to and dependent upon the completion of the Kilmacanogue/Glen of the Downs Dual Carriageway, including the grade separated junction at this location.

3.13.5 Industrial Development Standards

The Council will ensure that all new industrial areas comply with the Industrial Development Standards set out in Appendix 4 (page 59).

3.13.6 Extractive Industry Control Criteria

The Council will facilitate the development of the extractive industry and permit such workings where it has been shown that the following criteria can be met:

[1] Retail warehousing is the retail sale of non-food and non-clothing goods, the sale of which is not normally feasible in conventional shops. This includes building materials, electrical goods, garden equipment, floor coverings, DIY products, and including other heavy items usually requiring the use of a vehicle for transportation. The use may include outdoor display areas and is likely to generate considerable car-parking.

- A proven need exists for the mineral or aggregate.
- The environment and the landscape will be safeguarded to the greatest possible extent.
- Such operations have good access to the national or regional road network and do not adversely affect the residential or tourism amenity of the area
- Satisfactory provision will be made for a beneficial afteruse of the land that does not conflict with other planning policies for the area.
- The working, landscaping, restoration and after care of the site will be carried out to the highest standards in accordance with an approved scheme. The scheme will incorporate progressive restoration where practical.

Where planning permission is granted for extractive industries, the Council will require the lodgment of cash deposits for satisfactory restoration, rehabilitation and site aftercare, including monitoring of the worked out pit area, maintenance, repair, strengthening and upgrading of the affected road network, and landscaping and screening of the site during works. Applications for mineral or aggregate extraction shall comply with Appendix 5 (page 62), "Planning Application Requirements for Extractive Developments".

3.13.7 Extractive Industry in the Zone of Outstanding Natural Beauty

Where proposals for the working out of minerals and aggregates are submitted in the Zone of Outstanding Natural Beauty (Map 2) (pages 104 - 109), the Council will ensure that the existing landscape quality shall remain the overriding priority and such proposals must illustrate that the benefits of the development will outweigh any adverse environmental consequences. The Council shall evaluate the need to conserve the environment, character and natural beauty of AONBs and the extent to which the proposed development would materially damage these qualities. It shall also examine the national need for that specific mineral or aggregate substance to be worked and the availability of the resource in less sensitive locations.

4.1 INTRODUCTION

4.1.1 Implementation

Objectives that require the carrying out of works and the expenditure of public funds are subject to:

(i) All the necessary permissions and subventions being forthcoming from the EU, State, Semi-State and other sources, to support and finance the objectives.

(ii) Additional finances required by the Council being made available having regard to the overall commitments of the Council.

(iii) The Council receiving financial contributions towards expenditure on works (including the acquisition of land), from developments facilitated by its works.



Sewage Treatment Plant Wicklow

4.2 GROWTH CENTRE STRATEGY OBJECTIVES

4.2.1 Primary Growth Centres

The Council will provide physical infrastructure for the development of the primary and secondary growth centres and villages listed in Table 2.1 (pages 9/10) and facilitate the provision of manufacturing and service industry in these settlements.

4.2.2 Development of South Wicklow

The Council will specifically encourage the growth of towns and villages in the south of the county, namely the primary growth centres of Arklow, Baltinglass, Carnew and Rathdrum and the secondary growth centres of Aughrim, Avoca, Tinahely and Shillelagh by seeking to stimulate the provision of manufacturing and service industry in south Wicklow, through the provision of serviced industrial land, enterprise units or other initiatives.



Broadlough, Wicklow

4.3 WATER SUPPLY OBJECTIVES

4.3.1 Towns and Villages

The Council will provide public water supply to the following towns and villages:-

Table 4.1 Public Water Supply Proposals for Towns and Villages

Description
Annamoe, Arklow, Ashford, Aughrim, Avoca, Ballinaclash, Ballyknockan, Ballynacarrig (Brittas Bay), Baltinglass, Blessington, Coolboy, Enniskerry, Greystones\Delgany, Knockananna, Lacken, Laragh, Newtownmountkennedy (Kilpedder, Kilcoole & Newcastle), Rathdangan, Rathdrum, Rathnew, Redcross and Valleymount.



Greystones

4.3.2 Rural Areas

The Council will provide regional water supplies to the West Wicklow, South West Wicklow, East Wicklow and the Newtownmountkennedy areas. See Map 30 (pages 157).

4.3.3 Reservoirs

The Council will provide new or additional water storage reservoirs to cater for needs arising and in particular for Blessington, Newtownmountkennedy, Baltinglass, Arklow, Bray, Greystones, Rathdrum, Ballinaclash/Avoca, Rathdangan, Wicklow Town, Enniskerry, Kirakee and Laragh See Map 30 (page 157).



4.4 ROADS WORKS OBJECTIVES

4.4.1 N11 Improvements

The Council will provide the following road improvements on the National Primary N11 and preserve alternative road improvement lines and route corridors free of development. See Map 31 (page 158) and Table 4.2 overleaf.

Table 4.2 National Primary Road Improvements

Description
Kilmacanogue to Glen of the Downs dual carriageway including interchanges and ancillary works.
Arklow Bypass including interchanges and ancillary works.
Ashford\Rathnew Bypass including interchanges and ancillary works.
Kilpedder Interchange and ancillary works
Barry's Bridge\Delgany Interchange and ancillary works
Beehive to Jack Whites Cross

4.4.2 N81 Improvements

The Council will provide for road improvements on the National Secondary N81 road at Hempstown to Tinode and preserve alternative road improvement lines and route corridors free of development. See Map 31 (page 158).

4.4.3 Strategic Routes

The Council will support the improvement of the Mid-East Strategic Regional Routes outlined in Table 4.3. See Map 31 (page 158).

Table 4.3 Mid-East Strategic Regional Routes

Description	Roads
Inner Regional Ring Road Blessington-Ashford-Wicklow	R411, N81, R756, R755, R763, N11, R750.
Outer Regional Ring Road-Baltinglass-Tinahely-Arklow	R747

4.4.4 Regional and Local Road Improvements

The Council will provide road improvements on the following regional roads[1] and preserve alternative road improvement lines and route corridors free of development. See Table 4.4. and Map 32 (page 159).

Table 4.4 Regional and Local Road Improvements

Description	Road
Improvement or Realignment Blacklion to Windgates	R 761
New Distributor Road from Drummin To Killincarrig - Southerly Route	N/A.
Improvement\Realignment Barry's Bridge to Killincarrig	R762
Kilcoole to Garden Village Interchange, Newtownmountkennedy	C48 & N11
Barry's Bridge to new Kilpedder Interchange	N/A.

4.4.5 Arklow Port Access Route

The Council will provide an Arklow port access route as indicated on Map 33 (page 160) and preserve the route free of development.

4.4.6 Wicklow Town Outer Relief Road

The Council will provide a Wicklow town outer relief road as indicated on Map 34 (page 161) and preserve the route free of development. The Council will also provide a Wicklow port access route as indicated on Map 34 and preserve the route free of development.

[1] This may in some instances include short lengths of new roads.

4.4.7 Bridge Improvements

The Council will strengthen, realign or widen the bridges in County Wicklow in order to accommodate increased statutory loadings and traffic volumes. In particular the Council will provide bridge improvements at the following. See Table 4.5 and Map 35 (page 162).

Wicklow County Council will consult Duchas and the National Parks and Wildlife in relation to the proposed Bridge Improvement Works concerning the Directive on bats and their habitats.

Table 4.5 Proposed Bridge Improvements

Map Ref.	Description	Road
1	To replace the bridge at Aghavannagh Bridge	C 130
2	To extend the bridge at Nuns Cross	R 763
3	To realign Tombreen Bridge	C 222
4	To realign Lisheens Bridge	C 383
5	To realign Ballyteigue Bridge	C 137
6	To realign Coolbawn Bridge	C 198
7	To realign Glashaboy Bridge	R 756
8	To extend the bridge at Shillelagh	R 725
9	To carry out works to improve the flow of traffic on the bridge between Tinahely and Hacketstown	R 747

4.5 WASTEWATER TREATMENT WORKS OBJECTIVES

The Council will provide improved wastewater treatment and ancillary works for the towns and villages indicated in Table 4.6 to provide for existing and future populations. See Map 36 (page 163).

Table 4.6 Wastewater Treatment Proposals for Towns and Villages

Wicklow Town, Newtownmountkennedy (Kilcoole, Newcastle and Kilpedder), Arklow, Ashford, Rathnew, Rathdrum, Redcross, Glenealy, Kilmacanogue, Stratford, Grangecon, Avoca, Laragh, Annamoe, Ballinaclash, Woodenbridge, Aughrim, Tinahely, Shillelagh, Baltinglass, Blessington, Enniskerry and Ferrybank, Arklow (Environs).

4.6 SOLID WASTE WORKS OBJECTIVES

4.6.1 Existing Landfill Sites

The Council will continue the use of Ballymurtagh and Rampere landfill sites and carry out restoration works, as necessary.

4.6.2 Waste Management

- The Council will provide for waste disposal sites as necessary in accordance with the needs arising within County Wicklow and in accordance with the County Council's Waste Management Plan. In particular the Council will develop a waste disposal facility. The Council will ensure that any landfill element is in accordance with the highest standards of the GSI Groundwater Protection Policy Code of Practice and the provisions of the EU Draft Landfill Directive (including any subsequent updating/amendments of this document).
- The Council will prepare a County Waste Management Plan and a County Sludge Management Plan. The Council will encourage waste minimisation strategies for domestic, industrial and commercial wastes. The Council will have regard to and implement the recommendations contained in the County Waste Management Plan.

- The Council will provide transfer stations to facilitate transport to new or existing waste disposal sites and provide recycling and solid waste depots at civic amenity sites to maximise recycling potential and to minimise waste.
- In particular, the Council will provide a transfer station in the Bray area.
- In particular, the Council will provide civic amenity sites in the Arklow and Wicklow town areas.

4.7 AQUIFER PROTECTION SCHEMES WORKS OBJECTIVES

The Council will prepare and implement aquifer protection plans for the Brittas Bay district and other vulnerable aquifers.

4.8 SOCIAL HOUSING WORKS OBJECTIVES

The Council will provide social housing in accordance with the needs defined in the Councils housing needs assessment.

The Council will seek a minimum of 15% provision for social housing in all new residential development areas.

The Council will rehabilitate its own housing stock where necessary and encourage and facilitate similar rehabilitation of existing private housing

The Council will provide traveller halts and standard housing accommodation, as the needs arise at suitable sites in settlements, environs, in the vicinity of environs or in other areas excluding zones of outstanding natural beauty.

The Council will design and construct social housing in such a way as to contribute to the achievement of the Council's public open space standards.

The Council will design and construct social housing in accordance with the residential development standards as contained in Appendix 1 (page 49) and in accordance with the relevant DOE Guidelines.

4.9 COMMUNITY FACILITIES WORKS OBJECTIVES

The Council will develop new branch libraries at Newtownmountkennedy and Baltinglass.

The Council will facilitate the upgrading of part-time branch libraries in the various towns/villages where feasible and where funding allows.

The Council will develop a new tourist information office at Baltinglass.

The Council will provide local council offices in appropriate towns/villages around the county in order to provide a more accessible and efficient service to members of the public.

4.10 FIRE SERVICE WORKS OBJECTIVES

The Council will provide new fire stations in Blessington, Rathdrum and Carnew.

4.11 COASTAL ZONE WORKS OBJECTIVES

4.11.1 Coastal Access Routes

The Council will create and maintain public rights of way in the Coastal Zone in order to provide access to the natural attractions of the zone.

4.11.2 Wicklow Coastal Route

The Council will develop and maintain a coastal walking route extending the entire length of the County Wicklow coastline from Bray to Kilmichael Point. A possible route is illustrated on Maps 13A and 13B (page 127, 128). A coastal walking route will be developed in consultation with Long Distance Walking Route representative bodies and landowners.

4.12 TOURIST INFORMATION SIGNAGE WORKS OBJECTIVES

The Council will provide advance tourist information signs on the principle approach roads to the settlements of County Wicklow, identifying in symbolic fashion the full range of facilities and services available in each town or village.

The Council will provide sign posts along paths or accesses that the Council consider to be public rights of way and in particular to provide signposting if appropriate.

4.13 WALKING ROUTES

The Council will investigate the provision of a "West Wicklow Way" extending from Brittas, through Manor Kilbride, Upper Liffey, Lacken, Ballyknockan, Hollywood, Donard and the Glen of Imaal to Kiltegan. This route will be developed in consultation with long distance walking route representative bodies, landowners and the Wicklow Uplands Council. The Council will liaise with neighbouring counties of South Dublin and Carlow to connect the proposed route to the rest of the long distance walking route network, including the Grand Canal Way in Dublin and the South Leinster Way in Carlow. In addition, the Council will examine the feasibility of connecting to the existing Wicklow Way via a number of east west routes over passes such as the Sally Gap, Wicklow Gap and Table Track.

Wicklow
County Development Plan 1999

Part 2

Appendices
Schedules
and
Maps

General

All new residential areas should endeavour to achieve a sense of place, be of a high architectural standard and protect existing amenities and privacy. Housing layouts should adhere to traffic safety principles and provide personal security and adequate recreational areas. The provision of a variety of house types, imaginative and varied road layouts and building lines, the use of different materials and colours and the incorporation of existing site features is encouraged. New housing in existing small towns and villages should relate to the local urban form, streetscape, massing and detailing. In particular suburban semi-detached or detached layouts should be avoided where a terraced streetscape is dominant.

In particular, the Council will encourage creative architectural design in built up areas where it is sympathetic to the existing form/character and/or where such proposed buildings have architectural linkages to existing structures in the in the area. On sites in rural areas that are well screened or absorbed by/relate sympathetically to the topography, good quality design by qualified architects will normally be acceptable.

Housing Densities

All proposals for new residential development on green field sites in towns and large villages should ensure that there is a maximum gross density of 8 houses per acre (20 houses per hectare) for non-terraced development. Terraced development should not exceed a gross density of 10 houses per acre (25 houses per hectare). These densities shall be regarded as a guide only and will not be appropriate in all circumstances. These densities relate to standard 125 sq.m. house (140 sq.m. including car port or garage). Developments providing smaller or larger houses shall correspondingly vary the number of houses so that the total floor area is consistent with the density zoning.

All densities will fundamentally depend upon compliance with various other criteria such as site topography, open space provision, front and rear garden sizes, separation between dwellings, road layouts, etc. Density standards shall take account of land that is steeply sloping in character and may accordingly be reduced. In addition, density will only be allowed to be generated from land that is capable of being built upon; land which is ultimately unsuitable for such purposes will not be considered to be part of the density equation even if it forms part of the overall site. In certain circumstances, (such as brown field sites in urban areas, sites in proximity to town centres adjacent to public transport nodes and access nodes), the maximum density standard may be relaxed, at the discretion of the planning authority, in the interests of good urban design and the proper planning and sustainable infilling within urban areas. In particular, a high quality of design and layout and a good living environment will be required where densities are proposed to be increased.

The development of purpose built apartments require that the mass of the building be controlled whilst encouraging flexibility of apartment size. Accordingly the following density standards will apply.

a) A maximum gross floor area of 210 sq. metres of flat may be permitted for each house permissible on the site.
b) A maximum of three apartments may be permitted for each house permissible on the site.
c) The minimum size of apartment shall be a two-bedroom apartment of 70 sq. metres.
d) Apartment development will only be considered on sites of adequate size for at least one house.
e) Mixed flat and house developments may be permitted at a density between that of apartments and for houses in the relevant zone.

Housing Estate Design and Layout

A comprehensive site survey indicating all existing site features, walls, trees, hedgerows, buildings, watercourses, etc. should be submitted with all applications for housing estates. Developers will be expected to integrate the most interesting features of the site into the overall layout.

The Council will insist on a diversity of layout, which shall include the development of innovative housing layouts based on a hierarchy of roads, ranging from short narrow cul-de-sacs to wider distributor roads, which encourage the provision of clustered groups of houses. In small cul-de-sac developments shared pedestrian and vehicular surfaces may be acceptable subject to suitable surfacing and design. The Council shall encourage materially different house designs within an overall unified theme in all new housing estate developments where there is in excess of 40 dwellings being constructed, in order to allow for visual diversity and to help achieve a sense of place. The Council shall also encourage an appropriate mix of dwelling types, in order to reduce the dominance of detached and semi-detached house types in suburban areas, to provide for all aspects of the market and in the interests of visual and residential amenity. In all large housing estate proposals, the Council shall encourage such development to respect existing field and hedge lines where feasible.

Pedestrian links are encouraged within and between housing areas. Pedestrian links should feel safe to use, be well lit, overlooked by houses and have no acute bends in them. They should be short and at least 3.0 metres in width.

All roads and footpaths should be constructed in accordance with the recommendations contained in An Foras Forbarthaís Residential Site Development Works for Housing Areas and Geometric Design Guidelines. In particular, all footpaths shall be designed to accommodate those with mobility difficulties or who are wheelchair bound. Road alignments should seek to minimise traffic speeds and give priority to safety and convenience of pedestrians and cyclists. Turning areas should be provided to facilitate the needs of emergency vehicles.

Street lighting should be in accordance with the recommendations made in the ESB publication "Public Lighting in Residential Estates". All electrical, telephone, gas and television services should be placed underground in housing areas and developers will be required to provide the necessary underground ducts to bring the services into each dwelling. The use of low pressure sodium lighting and full cut off lighting shall be encouraged for environmental, economic and road safety reasons.

It may be a condition of a planning permission for new housing schemes that the developer will submit a scheme for the naming and numbering of the estate prior to the commencement of the development. The naming of housing estates shall reflect in as far as possible the local context in which it is located. On approval of the naming of the scheme, the developer will be required to provide nameplates and numbers, as required by the Council. Indicator plates will also be required to be erected to show the positions of water pipe fittings, hydrants, etc.

In residential areas, the general building line should not be less than 6.0 m from the road boundary. In some instances, especially in new large scale residential estates, a greater or lesser building line can be accepted or required as part of the overall layout design. Where road gradients exceed 3% near junctions, interchanges, traffic lights or where the road is elevated or other abnormal conditions occur, building lines in excess of the above may be required. Such variations will be considered on their merits.

Open Space

a) Policy

The functions of public open space in housing areas are aesthetic and recreational. The Council will require the provision of public open space within new residential estates in accordance with the policy set out in section 2.3 (page 11) of the plan.

b) Local Open Space

Local open space should be provided at 40 sq. metres per house for children's playlots, unorganised active recreation and for passive recreational purposes within housing areas or within 400 metres of the population served. This open space should be designed and located so as to complement the residential layout and should be visually as well as functionally accessible and overlooked by the maximum number of dwellings. It should be attractively landscaped by contouring and planting with trees, shrubs and flowerbeds where appropriate. There should be a system of pedestrian paths with seats and litterbins, suitably located. Open spaces should incorporate existing features, contain hard landscaping and encourage pedestrian use by suitable paving. The minimum unit of open space acceptable is 200 sq.m. with 10m as a minimum dimension for any side

A lesser level of local open space provision may be acceptable if sufficient financial contribution is made to provision of a neighbourhood park serving the proposed development.

c) Neighbourhood Parks

Neighbourhood parks should be provided for organised active recreation and for passive recreation at a minimum of 40 sq. metres per house. The size of the Neighbourhood Park depends on the needs of the existing and expected population, although a minimum area of 2 hectares is suggested. The park may be provided as part of a single or of a number of housing developments and/or by the Council. The Council will seek development contributions for any expenditure on the purchase or development of public open spaces.

The park should be located within 800 metres of the population served. It should be capable of accommodating football pitches, tennis courts, netball or basketball courts, golf putting greens, childrenís playlots, an athletic facility and car parking.

In addition the park should accommodate extensive tree and shrub planting, a system of pedestrian paths and general amenity areas with seating. The park should incorporate a site for indoor recreation facilities and a pavilion with dressing rooms related to the outdoor facilities. Buildings other than those that are required to service the facilities accommodated in the park should not be permitted within it.

d) Title and Maintenance

All public open spaces should be freely available for the use of the public. The developers of the residential estates should be required to vest all neighbourhood parks and playing fields in the Councils ownership. All local open spaces should be dedicated to the use of the residents for residential, amenity and maintenance purposes.

Individual House Site Layout

Dwellings should be so constructed and orientated in order to ensure maximum privacy for residents. In housing developments, such space is usually provided in the rear garden. Each dwelling in all such developments should have a minimum rear garden size of at least 100 sq.m. (excluding car-parking area). All rear gardens should have a minimum depth of 11 metres across the entire length of the rear of each dwelling. Generally two useable off street car

parking spaces per dwelling should be provided in all new residential developments.

Separation between dwellings is important from the point of view that it not only provides a visual break between dwellings, but more importantly, it allows proper access to the rear of individual dwellings and allows for the proper maintenance and repair of dwellings without encroaching on neighbouring lands. At least 3 metres is required between the flank walls of adjacent dwellings. Generally, this distance should be divided equally between dwellings so separated.

Two metre high screen walls should be provided between all areas of public open space and gardens to the rear of dwellings. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped in a manner acceptable to the Council. Furthermore, two metre high screen walls should be provided between adjoining rear gardens for a distance of 3 metres from the rear of each dwelling and along the entire length of the rear boundary where such adjoins another rear garden, in order to provided adequate privacy.

Apartments and Infill Residential Development

Design of any new infill development should have regard to the existing character, scale, massing, rhythm, existing prominent design features, existing density and height of existing buildings. Existing building lines, roof pitches and window proportions should be maintained.

The provision of private open space for apartments (exclusive of parking areas) should be at a rate of 30 sq.m. per flat. Where the site is so sized that this is not achievable, or where it is preferable from a design viewpoint to provide communal open space, provision should at least be made for individual drying areas, bin storage areas or fuel storage areas.

For purpose built apartments or flats, a public open space requirement of 50 sq.m. per unit may be required except in cases where the Council considers that a lower standard may be identified as serving the needs of the residents (i.e. sheltered housing). In some cases where sites for flat development may be relatively small and not capable of providing useable and meaningful public open space areas, a contribution towards the provision of public open space may be acceptableî

In the case of apartments, the Council may permit the private and public open space requirement to be combined (partially or otherwise) to provide for communal amenity areas serving the development. Such developments may be required to contribute, where appropriate, towards open space for active recreation being provided in the area in accordance with development plan standards. Drying areas, bin storage areas or fuel storage areas that are provided outside the structures may be included in the private open space.

Sub-Division of Dwellings

The sub-division of existing dwellings into apartments or bedsits will not normally be acceptable in estates of houses suitable for single family accommodation. Where acceptable in principle, sub-division will not be subject to normal density controls provided the average size of the unit is at least 60 sq.m. gross floor area. The maximum number of units to be permitted in a sub division will be decided upon having regard to the character of the area, the suitability of the dwelling for sub division the availability of services, parking provision and other relevant factors.

Bonding to Secure Completion of Developments

The Council will require all developers of housing estates to produce satisfactory cash deposits for the completion of estates to the standard required

by the Council for the taking in charge. The cash deposit may be sequestered in part or in its entirety where the development has not been satisfactorily completed. The amount of the cash deposit should be determined by the Council. The completion of a development may be divided into phases and the cash deposit requirement assessed accordingly. In such circumstances, the first phase must be completed to the satisfaction of the Council before the second phase will be allowed to commence.

Financial Contributions

The Council, bearing in mind the capital expenditure necessary for the provision of services and public open spaces which facilitate development, will require contributions towards the provision of such works including the acquisition of land, as are provided for under the terms of the Local Government (Planning and Development) Acts 1963 - 1992.

Single Dwellings in Rural Areas

Where accepted in accordance with the Council's policies on rural housing, dwellings in rural areas will be considered in accordance with the following criteria:

- Traditional field pattern should be retained and roadside and field boundary hedges should be retained or reinstated. A tree-planting scheme will generally be required.
- New dwellings are generally required to be set well back from the road. The building line will be determined by local topography and existing and natural features, but should not be less than 20 metres from the metalled part of the road.
- Access roads and driveways should generally respect site contours and natural screening and all recessed gateways should be constructed in local materials and in a style indigenous to the area
- Suburban type development and designs that are incompatible with site conditions to an extent that they would be dominant, intrusive or incongruous in the landscape will not be permitted.
- Traditional style two storey dwellings will be encouraged where appropriate
- Buildings should not be located on or above a ridgeline or in an elevated position on a site.
- Roof types and external finishes will be controlled in the interests of visual amenity.
- Brick or reconstituted stone finishes will generally be unacceptable.

Tree and Hedgerow Preservation

When mature trees or substantial hedgerows are located on lands which are being considered for development, a detailed tree and hedgerow survey shall be submitted with the application. All trees with a diametre of 75mm and above shall be measured at a height of 1.4m above ground level, should be included in the survey. Hedgerows should be surveyed by reference to species, branch canopy, spread, shape, height and condition. Remedial works should also be indicated where appropriate and trees should be identified on site with suitable tags. Provision should be made in the site layout for incorporating specimen trees which are in good condition.

Prevention of Damage and Protection of Trees/Hedgerows During Site Development

Where trees or hedgerows are to be preserved on a development site, it is essential that the trees be protected by the erection of secure fencing prior to any site or engineering works commencing and that no materials be stored within the fenced area and that no vehicles have access to the fenced area. To ensure that trees and hedgerows are protected on a site which has been the subject of a grant of planning permission, a cash lodgement may be required, the amount of which shall be determined by the Planning Authority.

Appendix 2 Urban Development Standards

Site Coverage

Site coverage standards are designed to both ensure a proper level of development on a site and to avoid the adverse effects of over-development. It also ensures that adequate space is available for circulation, car parking, etc. and to safeguard sunlight and daylight within the proposed layout of buildings. Initial site coverages are applied in order to allow for the future expansion of new facilities without compromising other requirements in relation to open space, car parking and landscaping.

The site coverage is determined by dividing the total area of ground covered by buildings by the total ground area within the site curtilage. The site coverage standards in Table A2.1 should be complied with. The Planning Authority may choose to relax the above requirements in circumstances such as within built-up urban areas or on derelict or obsolete sites.

Table A2.1

Site Coverage Standards		
Use Classes Coverage	**Maximum Site Site Coverage**	**Maximum Initial**
Residential	50%	40%
Retail or Commercial	75%	60%
Industrial	60%	40%
Wholesale	60%	40%
Retail Warehousing	50%	30%
Distribution	50%	30%

Plot Ratio

Plot ratio standards express the relationship between the gross area of a site and the total gross floor area of a building. Plot ratio is obtained by dividing the gross floor area of a building by the gross site area. The purpose of plot ratio is to prevent the adverse effects of over-development on the layout and amenity of buildings on the one hand and to ensure a proper sense of enclosure with buildings on their sites, on the other hand. The following equation provides the plot ratio figure:

$$\text{Plot Ratio} = \frac{\text{Gross Floor Area Of Building}}{\text{Gross Site Area}}$$

The plot ratio standards in Table A2.2 will generally apply:

Table A2.2 Plot Ratio Permissible

Use	Ratio
Residential	1
Industrial or Wholesale	1
Retail or Commercial	1.5

Storage Requirements

In order to comply with the Packaging Waste Regulations 1998, all new or expanding commercial/industrial businesses shall provide for adequate covered storage space which will allow the storage of recyclable goods for at least one week's duration.

Building Lines

Building lines are an important element of the urban fabric of a town. Generally, new development may not be carried out in front of an existing building line unless it would positively add to the urban space and form, or where it would conflict with a building line established by the Council. See section 3.8.5. (page 32).

Building Height

The Planning Authority will not normally permit a building that is significantly higher than neighbouring buildings within the existing town centre streetscape except in special circumstances and where it is shown that such buildings contribute positively to the streetscape character of the town/village.

Car-Parking

The standards set out in Table A2.3 will apply to all new development, be it new construction or additions, or material changes in use of existing buildings. In implementing the standards the Council will reserve the right to alter the requirements having regard to each particular development.

Table A2.3 Car Parking Standards

Use Class	Parking spaces to be provided
Auditorium, Theatre, Cinema, Stadium	0.33 per seat
Church	0.33 per seat
Nursing Homes	0.5 per bed
Third Level Colleges	0.5 per student
Hotel (excluding function room)	1 per bedroom
School (primary)	1.2 per classroom
School (secondary)	2.0 per classroom
Hospital	1.5 per bed
Clinics & Group Medical Practices	2 per consultant
Dwelling	1-2 per unit
Warehousing	1 per 100 sq.m. gross floor area
Retail Warehousing	6 per 100 sq.m. gross floor area
Library	3 per 100 sq.m. gross floor area
Manufacturing	3 per 100 sq.m. gross floor area
Offices (ground floor)	5 per 100 sq.m. gross floor area
Offices (above ground floor)	4 per 100 sq.m. gross floor area
Take-aways	6 per 100 sq.m. gross floor area
Retailing	6 per 100 sq.m. gross floor area
Bank or Financial Institution	7 per 100 sq.m. gross floor area
Restaurant dining room	10 per 100 sq.m. gross floor area
Ballroom, Private dance Clubs	15 per 100 sq.m. gross floor area
Bar, Lounges, Function Rooms	20 per 100 sq.m. gross floor area

Where car-parking bays are provided, it will be necessary for the bays and aisles to be marked out on a permanent durable surface with 100mm wide lines in a durable material and to the required dimensions as set out in RT 181 published by An Foras Forbartha. Each new premises proposed for commercial or industrial use must include within the curtilage of the building one or more loading bays of a size adequate to cater for its specific needs and the requirements of the type of vehicle serving the premises. The location of these loading bays must be such as not to obstruct the circulation of vehicles on the site involved or other required parking space. See Table A2.4 overleaf.

Table A2.4 Parking and Loading Dimensions

Bay Type	Dimensions
Car-Parking Bays	5.0m x 2.5m
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

Where parking is permitted in the view of the general public, adequate soft landscaping must be provided to soften the appearance of parking areas. When considering applications for parking spaces in front of existing premises, the planning authority will have regard to the desirability of retaining existing boundary walls or railings and retaining some green or planted areas between the street and the building line. All parking areas should be divided into groups of not more than twelve bays and delineated by soft landscaping including trees.

Parking areas should be reserved solely for the parking of the vehicles and should not be used for the storage of materials or goods associated with the development, nor for the parking of goods or other heavy vehicles. Adequate turning must be provided for within the site. Car parking facilities for visitors and for disabled drivers should be provided in all new commercial and institutional developments.

Shopping Centre Development

The following general standards shall apply to all new shopping centre developments:

- Adequate car parking and separate service areas should be provided.
- Tree planting and generous soft and hard landscaping should form an integral part of the scheme.
- All outdoor storage and service areas should be screened from public areas within the scheme.
- Pedestrian space of appropriate scale and design and enclosure should be provided within and around the centre and adequate street furniture should be provided.
- Provision should be made within the overall scheme for public facilities such as toilets, creches, advice centres, etc.
- Activities and uses that keep the centre alive during the day and evening such as stalls, cafes, bars, etc. should be encouraged.

Retail Warehousing

This activity relates to non-food and non-clothing goods, the sale of which is not normally feasible in conventional shops. Such items include building materials, electrical goods, and DIY products - items that normally require the use of a vehicle for transportation. The use may include outdoor display areas and is likely to generate large-scale car parking requirements. Applications for retail warehousing will be considered in commercial and industrial areas where the use can be adequately accommodated and where it will not seriously threaten the viability of established conventional shops or shopping centres within its potential catchment.

Petrol Stations

New petrol filling stations should be located on the outskirts of towns but inside the 30 M.P.H. or 40 M.P.H. speed limit. The extent of any ancillary retail sales outlet should depend on the extent of the site, the availability of off street car parking and the extent of existing retail activity in the area. A workshop for minor servicing (tyre changing, puncture repairs, oil changing, etc.) may be acceptable only where it would not adversely affect adjacent residential amenity.

Access for People with Disabilities

The criteria necessary in designing for people with disabilities is set out in the Building Regulations, 1997, (or as subsequently amended), and the documents "Access for the

Disabled" (Nos. 1 to 3) published by the National Rehabilitation Board and it is expected that these shall be conformed with.

Tree and Hedgerow Preservation

When mature trees or substantial hedgerows are located on lands which are being considered for development, a detailed tree and hedgerow survey shall be submitted with the application. All trees with a diametre of 75mm and above shall be measured at a height of 1.4m above ground level, should be included in the survey. Hedgerows should be surveyed by reference to species, branch canopy, spread, shape, height and condition. Remedial works should also be indicated where appropriate and trees should be identified on site with suitable tags. Provision should be made in the site layout for incorporating specimen trees which are in good condition.

Prevention of Damage and Protection of Trees/Hedgerows During Site Development

Where trees or hedgerows are to be preserved on a development site, it is essential that the trees be protected by the erection of secure fencing prior to any site or engineering works commencing and that no materials be stored within the fenced area and that no vehicles have access to the fenced area. To ensure that trees and hedgerows are protected on a site which ahs been the subject of a grant of planning permission, a cash lodgement may be required, the amount of which shall be determined by the Planning Authority.

Appendix 3 :- Tourist Accommodation Standards

The following standards shall be used when assessing any application for tourist accommodation:-

Caravan and Camping Developments

1) Sites accommodating caravans should have good access to the National Primary and National Secondary roads (but not necessarily be capable of directly accessing them unless located within the speed limit and be sited adjacent to public roads of adequate width, capacity and visibility (i.e. roads not less than 5m in carriageway width).

2) Design and site layout should be of a high standard ensuring that the mass of the structures are broken up by imaginative layouts, suitable planting and well located communal areas such as toilet or shower blocks and common open space areas. The requirements of the DoE's "Model Standards for Camping Sites", (1980) and Bord Failte's "Guidelines for Development of Caravan and Camping Sites" (1982) should also be met.

3) A grant of permission for a caravan park will not imply, unless otherwise stated in the permission, a grant of permission for additional facilities such as a shop, cafe, restaurant or building for other commercial purposes.

4) Services: Sites should normally be accessible to existing local services and public utilities, but should not adversely affect them. All sites should also have scavenging and electricity services.

5) Amenity: The overall level of development in any one area should not detract from the amenity presently enjoyed by local residents. No such sites should be located immediately adjacent to existing residential properties or be overlooked by the same

6) Landscaping: Where trees are to provide essential screening for a proposed caravan site, the Planning Authority will require that these are already well established. Any new planting should only be necessary to reinforce existing substantial tree cover and not to compensate for a lack of existing cover. A boundary hedge or single line of trees will normally be insufficient site screening. New planting should normally comprise indigenous species and a comprehensive and detailed landscaping scheme, prepared by an appropriately qualified professional, should be submitted with any application.

7) Public lighting should be on low-level posts and of low intensity.

Holiday Homes

1) The design of holiday homes should be of a high standard, incorporating imaginative layouts, well laid out communal open spaces, landscaping as prepared by an appropriately qualified person, sufficient private space and parking facilities for each individual unit. The design of the units themselves should be imaginative, of a high quality and respect the character of the area in which they are located. Site features such as hedgerows, trees, etc. should be maintained wherever possible and services such as public lighting, scavenging, etc. should also be included in any development.

2) It will be a requirement of the Planning Authority that any proposal for a holiday home development should be accompanied by an agreement that indicates that the entire development will be retained in single company ownership or as a ìtime shareî or similar development. The use of holiday homes as permanent residential units will not be permissible, nor their sale for use as individual holiday homes. It will be a condition that this agreement is entered into for all such development.

3) A management company will be required to maintain and repair any private effluent treatment plant. A Section 4 Discharge Licence will be required in instances where the final effluent is being discharge to watercourses or the sea. It will be a condition of any permission given that legal documentation be submitted which satisfactorily complies with this requirement prior to the commencement of any development.

Appendix 4 Industrial Development Standards

Industrial development should be of a high standard of design and required to satisfy requirements regarding access, aesthetics, layout, tree planting and landscaping. Industrial, warehousing developments should present a pleasant aspect. The following factors should be taken into account in the assessment of applications for the development of industrial space throughout the county.

Access

Main access roadways, side roads and cul de sac roads within new industrial areas should have a minimum carriageway width of 7.5 metres. A 1.6 metre wide footpath should be provided and should be separated from the carriageway by a 1.3 metre wide grass strip. Each site will generally be restricted to a single access.

Individual Site Layouts

Adequate space should be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site and clear of the public road and preferably behind the building line. Adequate turning space must be provided within each site for 15 metre articulated vehicles and 9 metre fixed axle vehicles. Areas between the building and the roadside boundary may include car-parking spaces provided there is an acceptable landscaping scheme. Site coverage and plot ratio standards are dealt with in Appendix 3.

A minimum set back of at least 12 metres from estate roadside boundaries should be incorporated into all site layouts. In the case of the development of two or more industrial buildings, a uniform set back or building line should be established throughout the proposed development. The rear and side building lines must have regard to adjacent land uses especially where industrial areas abut residential, retail, community and rural land uses.

Car Parking and Circulation

All new developments must provide car-parking spaces as set out in the Table A3.1 below. The Council reserves the right to alter the requirements having regard to each particular development.

Table A3.1 Car Parking Standards for Industrial and Commercial Uses.

Land Use	Car Parking Requirement
Offices	5 spaces per 100 sq.m. gross floor area
Offices (above Ground Floor)	4 spaces per 100 sq.m. gross floor area
Manufacturing	3 spaces per 100 sq.m. gross floor area
Warehousing	1 space per 100 sq.m. gross floor area
Retail Warehousing	6 spaces per 100 sq.m. gross floor area

Parking areas should be reserved solely for the parking of the vehicles and should not be used for the storage of materials or goods associated with the development, nor for the parking of goods or other heavy vehicles. Car parking facilities for visitors and for disabled drivers should be provided in all new industrial or warehousing developments.

Fencing and Landscaping

Proposals for all new industrial developments should be accompanied by suitable landscaping schemes to soften the visual appearance of the buildings and to screen adjoining properties, views from public areas such as roads, footpaths, etc. Details of boundary treatment and landscaping should accompany applications. Priority should be given to the preservation of existing trees and hedgerows along site boundaries and within the curtilage of sites. Landscaping proposals should provide for planting in an informal pattern with trees and shrubs of varieties common to the surrounding area. All electricity and telephone service lines should be laid underground.

No security fencing should be installed forward of the front building line of any industrial or warehouse facility. Definition of roadside boundaries should be by way of low walls (not to exceed 1.0 m in height) or by means of planting and landscaping of the boundary.

Design

In the case of development of two or more industrial or warehouse buildings, a uniform design including architectural treatment, roof profiles boundary fence and building lines is essential. In particular, the Council will seek to ensure that a very high standard of industrial design is incorporated into the buildings themselves. All external walls should be suitably clad or fully rendered and painted save for where brick or other similar finished material, such as ëForticreteí blockwork, acceptable to the Planning Authority is proposed. Building heights should generally not exceed a maximum of 10.5 metres. Roof finishes should generally be darker than side and front elevations.
Access for the disabled is a general requirement and must conform with the recommendations set down in Technical Guidance Document M of the Building Regulations 1997, or as subsequently amended.

Use

Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, should be submitted to and approved by the Planning Authority before the commencement of such use. Changes in use may require the permission of the Council in accordance with the Local Government (Planning and Development Regulations) 1994 or as amended.

Storage of Goods and Fuels

Goods including raw materials, manufactured goods, packaging, crates, etc. should be stored or displayed only within the enclosed factory area. Any proposal to use external space for storage or display should be submitted to the Planning Authority for permission. All outdoor storage and other areas, including bin storage, oil tanks, etc., should be located behind the building line and be fully screened by screen fences or walls 2.0 metres in height. All overground oil, chemical storage tanks should be adequately bunded to protect against spillage. Bunding should be impermeable and capable of retaining a volume equal to 1.5 times the capacity of the largest tank. Filling and off-take points should be located within the bund.

Drainage

a) All domestic sewage generated by the development should be separately collected and discharged to the public sewerage system.
b) All uncontaminated roof and surface water drainage should be collected via a separate storm water system and discharged to the adjacent watercourse or sewer.
c) Interceptor traps should be fitted to the storm water drainage system to prevent accidental spillage of oils, greases, solvents or other contaminated matter entering the watercourses or soakaways.
d) Detailed drawings of the foul and storm water drainage systems should accompany the planning application. Drawings should include layout and longitudinal sections, together with gradients, pipe diameters and class invert levels and location of all manholes and interceptor traps.
e) Trade effluent should only be discharged in accordance with the terms of a current licence granted under the relevant provisions of the Local Government (Water Pollution) Acts, 1977 - 1990.

Water Supply

(a) Water supply to the development should be by means of a connection off the existing public supply, which should be metered by means of a meter capable of measuring low and very high flows.

(b) All valves and hydrants should be set in proper chambers and fitted with covers and frames and no part of the development should be greater than 50m from a fire hydrant. Hydrants should be valved, with "London Round Thread" connectors.
(c) Drawings showing details of the watermain layout should accompany the planning application and should include details in respect of pipe class and diameter, location of all valves, hydrants and stopcocks, together with details of on-site water storage, including storage for fire fighting purposes and water treatment facilities.

Lighting

Impacts resulting from lighting of sites should be minimised. A detailed study may be required prior to the commencement of development to outline probable impacts and suggest ameliorative measures.

Noise Levels

Noise levels arising from any industrial development should not exceed 55 dB(A) Leq between 0800 to 1800 hours, Monday to Saturday inclusive, but excluding public holidays, when measured at any point along the site boundary. At all other times the noise level should not exceed 45 dB(A) Leq when measured at the same locations. No pure tones should be audible at any time.

Advertising

A co-ordinated signage system throughout industrial estates should be encouraged by the Planning Authority. Within the curtilage of industrial estates, signage should be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where such are considered necessary by the Council.
No advertising signs or should be erected on any premises, nor within its curtilage, without a prior specific grant of permission from the Planning Authority. All signage on the sides of buildings should be subject to a prior grant of planing permission. Up to three flag poles in agreed locations to a maximum height of 7 metres may be permitted subject to planning permission.

Appendix 3 Application Requirements for Extractive Developments

The following information is required to assess planning applications for the extraction of minerals and/or aggregates. Where an environmental impact assessment is required the applicant should liase with the Council to ìscopeî the contents, concerns and issues to be addressed in any environmental impact statement to be prepared.
All applicants are obliged to meet with the requirements of the Regulations (European Communities (Environmental Impact Assessment) Regulations 1989 - 1998) in all cases. Notwithstanding the Regulations, the following are the minimum requirements to allow for proper assessment of applications for permission to extract aggregates/minerals.

Land and Minerals Interest

a) Particulars of applicants interest in the site and in adjoining lands.
b) Particulars of other interested parties in the application site.

Nature of Development (full description to be given)

Is the application for the development of a new site, extension of existing workings or reopening of a disused working? Does it constitute a variation of a planning condition?

Nature of Deposit

The mineral or aggregate to be extracted.

- Results of any exploration or prospecting work carried out, e.g. borehole, trialpits, etc.
- The nature, thickness and quantities of topsoil subsoil and overburden (including reference to soil making materials as appropriate) minerals to be extracted, waste or non-saleable material.
- Results of tests undertaken to indicate quality of deposit, e.g. special physical or chemical properties.
- Geology and topography of the site, identifying, where relevant, land stability, water table, ground conditions, including surface water drainage characteristics, etc.
- Details of the proposed site and the reasons for its selection over possible alternatives

Proposed Method of Extraction

- Total quantity of material to be extracted (tonnes). (State amounts of saleable mineral or aggregate waste and overburden separately).
- Rate of production in tonnes per annum (mineral or aggregate and extracted waste to be separately identified).
- Proposed method and depth of working, including detail of direction of work, phasing, duration of each of the site development works tipping and extractive operation and restoration.
- Details and plans of plant and machinery for mineral or aggregate extraction.
- Method of transporting material to processing or disposal point (e.g. roadway, conveyor, tramway, etc.).

Additional Information Relating to Undergrounding Operations

Details of the extent and impact of any subsidence or instability likely to be caused on the surface by the proposed development.

Processing of Materials

- Type and dimensions of plants, machinery (including capacity) and details of buildings to be used in processing.
- Tonnage of materials to be processed per annum.
- Details including quantities of any other materials brought onto the site for processing or storage (including hazardous materials).
- A description of the nature and quantities of process waste and the proposed method of disposal.

Ancillary Operations and Development

Details and plans of any other buildings, plants and structures to be erected.

Transport

Details of the vehicles that would remove the minerals or aggregate from the site including anticipated daily number of vehicle movements generated by the operation at the site, including weight and type of vehicle.
Proposed route of vehicle with mineral or aggregate.

Environmental Effects of the Proposal

- Details of blasting, including times and predicted air and ground vibration effects and noise to be recorded at the site boundaries to the nearest properties.
- A description of the proposed method of treatment and disposal of any water encountered during the works (including ground and surface water) both on and off the site. If the working is to take place below the natural water table level, state whether the workings are to be wet or dry.
- Details of any measures proposed for the suppression of noise and dust from the mining and quarrying operations and from the processing operation, including the treatment of any topsoil and subsoil storage heaps (background data to be included).
- Indications of the anticipated hours of mineral or aggregate working, processing and vehicular movements, expressed separately.
- Details of the measures proposed to clean vehicle wheels.
- Details of the measures of phasing of the landscaping works proposed screening of the site.
- Details of existing landscaping features such as contours, trees, hedgerows, boundary walls, buildings and other items existing on site and within a quarter of a mile of the outer boundaries of the site.
- Details of all items of archaeological, historical, ecological and scientific interest present on the site or which would be affected by the proposed development.
- Details of the effects on the water table and proposals for mitigation.
- Where relevant, details with respect to the disposal of mine waste and its effects on surface and ground water.

Restoration, After Care and After Use

- Intended after use or uses with appropriate detail on nature type and ownership.
- Contours of existing and intended final levels of sites.
- Use of soil materials in restoration, together with intended phasing and timescale.
- Amount, type and sources of filling materials where the reclamation envisages partial or complete filling on site.
- Details of proposed drainage of the restored land, creation of any permanent water areas.
- After-care proposals, including intended timescale to commencement of restoration and aftercare. Where this will not take place for several years, a summary of the principle items to be included in an aftercare scheme, which will be agreed at a later date or dates. For short-term workings, full details will be needed including an agreement to maintain the site for an appropriate number of years until the desired use has been established.

Plans and Drawings

- In addition to location and site plans, plans may be requested to show the following:
- Existing contour levels over the area of extraction and land in the immediate vicinity.
- General method of working, including details of direction and phasing.
- Proposed levels of the worked out areas.
- Proposed surface area, height and location of stockpiles topsoil and overburden mounds.

Appendix 6 Building Facade Advertising Control

The following guidelines apply to building facade advertising especially in towns and villages.

a) Signs should relate to the building on which they are displayed and their numbers and position should not unduly clutter the building facade or streetscene. Where fascia signs are permitted, they will be subject to strict controls in relation to size, design, materials, and number of letters, logos and illumination.

b) Signs should be positioned at or below ground floor fascia level unless there are extenuating circumstances that require a position above fascia level. Signs should not mask interesting architectural nor historic details.

c) Advertising signs will not be permitted where they are located above eaves's level, obtrude the skyline, or are outside the general bulk of the building.

d) The size, scale and number of flagpoles, awnings, canopies, globe lights and other decorative structures and logos or advertising thereon will be controlled in the interests of amenity and the preservation of the character of the area.

e) The use of traditional painted signwriting or solid block individual lettering, affixed directly to fascia boards or facades is encouraged. The provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes will also be viewed favourably. Such signs should be of a limited size and projection and should be limited to one sign for each building facade. Other advertising sign types will be acceptable where they comply with good design standards and practice and where they respect the building or streetscene on which they are located.

f) The use of neon, plastic, PVC, perspex flashing, reflectorised or glitter type on the exterior of buildings or so located within the interior as to be viewed from the exterior will be prohibited. Internally illuminated box fascia signs and projecting signs whether fixed or hanging will also be prohibited.

g) The use of corporate and/or brand advertising where it is not appropriate to the external appearance of a building will be discouraged. Where corporate advertising is permitted, it will be expected to be in a form that is compatible with the elements of the streetscape.

h) The erection of plastic or fabric canopies will be prohibited. Where shading of a window display is required, the use of traditional rectangular sunblinds or awnings of the retractable type may be permitted.

i) Signs will not be permitted where they compete with road signs or otherwise endanger traffic safety.

j) Sandwich boards and other freestanding signs should be discouraged in order to protect pedestrian and traffic safety, conflict with access for the disabled and the visual amenity of the area.

The development policy for each coastal zone cell (see Maps 8 and 9 (pages 122, 123)) is set out below.

7.1 Bray Urban District

This cell extends from the county boundary at Bray Golf Club in the north to open heathland at Newcourt on the slopes of Bray Head in the south. Between these two areas of open space is located the built up area of Bray. Within the built up area only the lands between the railway line and the shore are included within the coastal zone.

Policy:

Policies in relation to the development of Bray Urban District Coastal Cell are contained in the Town Plan.

7.2 Bray Head

This cell extends from the Brandy Hole in the North to the Cliff Road at Windgate in the south. This is an area of high amenity under considerable pressure from development, coastal erosion, trespass and fire. Public access to Bray Head is provided via a public right of way along the cliff path, which extends from Bray to Greystones and numerous other paths and tracks.

Policy:

1) It is Council policy to protect and enhance the views and scenic beauty of Bray Head.
2) The Council will consider, in conjunction with Bray Urban District Council, the making of a Special Amenity Area Order in respect of Bray Head. See Appendix 10 (page 73) Rathdown No. 2 District Plan.

Control Objectives:

In order to conserve the proposed Area of Special Amenity at Bray Head, all building within the boundaries of the area should be restricted and public access should be controlled subject to the provisions of the Rathdown No. 2 Rural District Plan, see Appendix 10 (page 73).

Works Objectives:

The Council will maintain the public right of way along the cliff path from Bray to Greystones and shall encourage the provision of further ways for walking.

7.3 Rathdown

This cell is bounded by the Cliff Road, below Bray Head, to the north, the R.761 to the east and Grove Lane to the south. This cell also includes a narrow strip of land between the railway line and the coast as far south as Greystones Yacht Club.

Policy:

The Council shall provide for public open space and harbour development at North Beach in accordance with the provisions of the Greystones Delgany Development plan.

Control Objectives:

To preserve the rural character of all lands in this area in order to maintain the greenbelt between the towns of Bray and Greystones.

7.4 Greystones

This cell extends southward in a narrow strip from Greystones Yacht Club to the driving range at South Beach. Thereafter the cell widens to include all the lands between the R762 and Three Trouts Stream as far inland as Killincarrig.

Policy:

The Council will support the objectives of the Greystones Delgany development plan and the development of a harbour at Greystones Harbour.

Control Objectives:

1) To seek to develop the town of Greystones as a based holiday and day visitor centre by promoting the development of the town's recreation function in association with the existing amenity area to the north at Bray Head. Matters in relation to development control are dealt with in the Greystones/Delgany Development Plan.

2) The Council shall seek to improve public access to north and south beaches as a priority and shall support the development of Greystones harbour for sailing and other boating activities.

7.5 Ballynerrin

This cell consists of the coastal strip between Three Trouts Stream at Greystones and the Sea Road at Kilcoole and partly includes the village of Kilcoole.

Policy:

1) It shall be the policy of the Council to restrict development along the R761 between Delgany and Kilcoole in order to preserve the rural character of this area and to preserve the physical distinction that exists between the villages, as provided in the Greystones Delgany development plan.
2) It shall be the policy of the Council to restrict any further expansion of Kilcoole to the east in order to consolidate existing development and to preserve the amenities of the coastal environment.

Works Objectives:

To continue to improve picnicking and day-tripper facilities at Kilcoole Station.

7.6 The Murrough

This is by far the largest single definable cell along the coast being 2,682 hectares in extent. This is a wide flat strip between the R761 and the coast that contains parts of the villages of Rathnew and Kilcoole. It extends from the Sea Road at Kilcoole in the north to Wicklow train station in the south.

Policy:

The Council will protect the proposed Special Protection Areas at Broadlough and Kilcoole Marshes and the Special Area of Conservation at the Murrough.
The Council will protect the proposed Natural Heritage Area at The Murrough.

Control Objective:

The Council will provide for the land use zoning provisions of the Wicklow Environs Plan.

Works Objectives:

1) The Council will maintain and improve points of vehicular access to the coast at the southern end of Broad Lough, Ballybla, Five Mile Point, Six Mile Point and at Kilcoole and shall improve the quality and availability of car parking at these locations.
2) The Council will consider the development of appropriate day recreation facilities such as picnicking and swimming areas at these locations.
3) The Council will provide for and facilitate improved waste water treatment works for the Wicklow Urban and Environs Area and for the Kilcoole, Newtownmountkennedy and Newcastle areas

7.7 Wicklow Urban District

This cell extends from Wicklow Train Station in the north to the Glen Strand in the south. The coast north of Wicklow Harbour has been intensively developed for amenity, housing and industry. To the south of the harbour the area is open in character with public open space giving way to Wicklow Golf Club.

Policy:

Policies in relation to the development of Wicklow Urban District are contained in the Town Plan

7.8 Wicklow Head/Kilpoole

This cell extends from the Wicklow UDC boundary at The Glen Strand in the north to Furzeditch in the south. Included within this cell are Wicklow Head, Silverstrand, Blainroe Hotel, Holiday Complex and Golf Course, Magheramore and Magherabeg.

Policy:

1) Where planning permission is granted for any future development between the coast road and the shore, the Council shall seek, where appropriate, to have public rights of way established as conditions of these permissions so as to ensure continued and improved public access to the coast.
2) To conserve the proposed Natural Heritage Areas and SPA at Wicklow Head.
3) To conserve the proposed Natural Heritage Areas and SAC at Magherabeg Dunes.
4) To conserve the right of way from the Wicklow Town boundary along the coastline to Bride's Head and Lime Kiln Bay

Control Objectives:

1) To restrict urban expansion along the coast road south of Wicklow Town.
2) To retain Wicklow Town Golf Club at its present location and to preserve the open character of this cell, as it acts as an important buffer area between the town and day recreation areas further to the south.
3) To preserve the open character of Wicklow Head.
4) The Council will provide for the land use zoning provisions o the Wicklow Environs Plan.

Works objectives:

1) The Council shall investigate the possibility of establishing a continuous clifftop walkway (public easement) from Dunbur to Magheramore Strand. The Council shall seek to limit the development of any further tourist accommodation, i.e. caravans and chalets.
2) The Council will seek to improve public access, parking and camping facilities along this stretch of coastline and support day use as opposed to based or touring accommodation provision.

7.9 Brittas Bay

This cell extends from Rockfield and Jacks Hole in the north to the European Golf Club south of Mizen Head and inland as far as Bennettís Cross Roads. The centrepiece of the Brittas Bay area is the sandy beach that is 4 km long, backed by 100 hectares of sand dunes. Development pressure resulting from the popularity of the area as a tourist and day-tripper destination during the summer months has resulted in the development of a number of caravan parks and has created problems relating to traffic and parking. The Council has developed two large car parks in an attempt to alleviate some of these traffic problems.

Policy:

1) To develop the recreational uses of the Brittas Bay cell to cater for day visitors and based holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) to cater for day visitors and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2) To support the primary role of Brittas Bay as a recreation resource for the Dublin and North Wicklow region, deriving from the relative scarcity of sandy beaches in region, the quality of its beach and sand dunes and its scenic rural hinterland.
3) To promote the N11 (via Jack White's Cross) and County Road No. 161 as the principle route for day visitors to Brittas Bay. Priority will be given to the improvement of the capacity and safety of this link road to the N11.
4) To encourage a greater range of outdoor and indoor recreation provision in the Brittas Bay cell by permitting the use of its rural hinterland for extensive recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
5) To conserve the proposed Natural Heritage Area and Special Area of Conservation at Buckroney-Brittas Bay Dunes and Fen.

Control Objectives:

1) To prevent the further proliferation of sea outfalls for effluent discharge at Brittas Bay and in particular to promote a reduction in short sea outfalls. All effluent discharges should be in compliance with the E.U.ís Bathing Water directive.
2) To limit the size of existing public car parks to their present levels and to provide additional car parking on the inland side of the road at Cornagower East.

Works objectives:

1) To prepare and implement a detailed programme of sand dune protection and rehabilitation, involving the entire Brittas Bay sand dune system in association with local landowners and the Department of Arts, Heritage, Gaeltacht and the Islands.
2) To develop a new beach access with car park, to the southern sand dunes close to Haughtonís Bridge in order to increase the capacity of the Brittas Bay beach.
3) To create a new public right of way from Ballynacarrig to north Brittas Bay beach.
4) To prepare and implement a programme of landscaping of the Councilís car parks at Brittas Bay and to provide a childrenís play area in each car park in the short term.
5) To make provision for pedestrian and cycleways on the coast road at Brittas Bay, in the interests of traffic safety.

7.10 Sallymount/Johnstown

This cell consists of the coastal strip between Ballytunny in the north and Porters Bridge, on the Arklow UDC boundary, in the south. The cell is bounded to the east by the N11. Fine stretches of sandy beach are easily accessed along the shoreline.

Policy:

1) To prevent the further expansion of caravan and mobile home parks into areas that have as yet remained undeveloped.
2) To prohibit any physical development within the Ferrybank Sand Dunes Area of Scientific Interest that would have a detrimental impact upon this dune complex.
3) To provide for and facilitate improved waste water treatment works for the Arklow Urban Area and Arklow Environs Area

Control objectives:

To protect existing public access to the shore at Johnstown North and Ennereilly.

7.11 Arklow Urban District

This cell extends from Porters Bridge in the north to Tinahask Upper in the south. The dunes along the coast north of Arklow Harbour at Ferrybank have been intensively developed as a static caravan park. Arklow harbour is an existing commercial port used primarily for bulk handling including wood and chemicals. To the south of the harbour industrial area is located Arklow Golf Club.

Policy:

Policies in relation to the development of Arklow Urban District are contained in the Town Plan

7.12 Arklow Head/Clogga

This cell stretches from Money Beg in the north to the Wicklow County boundary at Kilmichael point in the south. The coast road forms the eastern boundary of the cell, for the most part, but the cell does extend inland as far as the railway line at Bogland and Money Little. The cell includes the large Roadstone quarry, aggregate distribution centre and port at Arklow Head. The Cell also includes that area designated as a Seaside Resort Area under the Finance Act, 1995.

Policy:

1) To encourage and support the establishment of a new Roll-on Roll-off freight port at the Roadstone site, south of Arklow Town in addition to Arklow Port.

2) To reserve the area between Clogga and Kilmurry as an agricultural area with no expansion of development beyond existing commitments.
3) To prevent the further expansion of caravan and mobile home parks within the immediate vicinity of the Askintinny and Clogga Sand Dunes.

Works Objectives:

1) To prepare a detailed Action Area Plan for the area between the coast road and the shoreline a part of its assessment of the opportunities afforded by the expansion of the Roadstone Jetty and Arklow Port.
2) To establish a coastal cliff path between Clogga Head and Kilmichael Point.

Appendix 8:- Telecommunications Control Standards

General

The Government's telecommunications policy aims to place Ireland in the top quartile of OECD economies as regards the availability, price and quality of telecommunications services in order to promote industrial and commercial development, to improve personal and household security and to enhance social exchange and mobility. National Policy also requires that all development should conform to the concept of environmental sustainability, meeting socio-economic objectives while conserving the natural resources upon which development ultimately depends. In order to ensure that fragile landscapes are treated sensitively, scenic views preserved, archaeological/geological sites and monuments and buildings of architectural interest are protected and sacred areas respected, the following standards will be applied with respect to such structures.

Design & Siting

Whilst the design of the antennae support structures and the other ìdishesî will be dictated by radio and engineering parameters, all applicants will be asked to explore the possibilities of using other available designs where these might be an improvement.
In terms of visual impact, great care will have to be taken when dealing with fragile or sensitive landscapes.

- Base stations should not generally be within 1,000 metres of villages/hamlets. Only as a last resort should free standing masts be located within or in the immediate surrounds of smaller towns or villages, within a residential area or beside schools. The applicant shall provide sufficient evidence that this is the only location possible to meet specific requirements and that other alternatives have been examined but are not capable of being exploited for stated specific reasons. Commercial competition in this instance will not be acceptable as a reason for locating in these areas.
- Masts and base stations should be sited in a manner which respects the landscape and which limits the intrusion on the landscape of the masts and its associated buildings.
- Proximity to listed buildings, archaeological sites and other monuments should be avoided.
- In rural areas, towers and masts can be placed in forestry plantations provided that the antennae are clear of obstruction. The development will be required to retain a cordon of trees around the site which will not be felled during the lifetime of the mast with the written agreement of the owner. In un-forested areas, softening of the visual impact in this instance can be achieved through judicious choice of colour scheme and through the planting of shrubs, trees etc. as a screen or backdrop.
- Where there is an existing mast every effort should be made to share it provided the shared mast is not unduly obtrusive ñ if this is the case, clustering may be more acceptable.
- In the vicinity of larger towns, operators should endeavour to locate in industrial estates or on industrial zoned lands.

Access Roads and Poles

- Access roads should be permitted only where they are absolutely necessary and great care should be taken that they would not appear as a scar on a hillside. It will normally be a condition that such roads are grubbed up at the end of the construction period. In exceptional cases, the Planning Authority can consider requiring the use of a helicopter for the construction and installation of base stations
- Timber poles should as far as possible follow the line of ground contours and where underground ducting is possible, it should be maximised.

Sharing and Clustering

- All applicants will be encouraged to share and will have to satisfy the authority that they have made a reasonable effort to share. Where masts serving an individual company are proposed, it must be shown to the satisfaction of the Council that co-location is not possible because of public health, technical or specific other considerations.

- Where it is not possible to share a support structure, applicant should where possible share a site or to site adjacently so that masts and antennae may be clustered (on hill tops clustering may not offer any improvement from the point of view of visual intrusion).
- Support structures used by emergency or other essential services are not suitable for sharing with public mobile telephone services.

Health and Safety Aspects

- As part of their planning application, applicants will be required to furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines (Health Physics, Vol. 54, No. 1(Jan) 1988) or the equivalent European Pre-standard 50166-2 which has been conditioned by the licensing arrangements with the Department of Transport, Energy and Communications and to furnish evidence that an installation of the type applied for complies with the above Guidelines.
- Where the applicant proposes to share an existing mast or to enter a clustering arrangement on an existing site, a statement from the owner/landlord of the mast or site that the shared mast or cluster will continue to operate under the guidelines applicable to it should be presented to the Planning Authority.
- The results of monitoring, shall, if required, be made available to the Council and through the Council to the members of the public.
- Safety aspects of the antennae and support structures will, unless perhaps in the case of ground mounted single poles, stayed or otherwise, involve fencing of the site, anti climbing devices and proper ducting and insulation measures for cables. During construction of the site, special precautions may have to be taken in relation to traffic.
- Adequate clearance between structures and overhead power lines, as specified by the electricity undertaker, should be provided. It is also a statutory obligation for the Planning Authority to notify the ESB of proposed development within 25 yards of any ESB distribution/transmission line.

Obsolete Structures

- Where the antennae and their support structures are no longer being used by the original operator and no new user has been identified they should be demolished, removed and the site reinstated at the operators expense (This will be a condition of the any permission and a bonding arrangement to this effect will be put in place).
- Where the owner of a site disposes of the site to another suitably licensed operator, the original operator/owner will be required to inform the Planning Authority of such transfer so that the authority may be in a position to readily enforce any continuing conditions on the new operator.

Duration of Permission – Temporary Permissions

- Permissions for such structures will normally be granted for 5 years. Retention of the base stations at the end of the 5 year period would then be conditional on the replacement of obsolescent technology with more modern, environment friendly designs where these become available, and where they allow the base station to continue to operate within the standards set out in the licensing arrangements, or in the original planning permission or within more stringent or other standards if these are considered desirable at the time.

Appendix 9
Option Zoning

The purpose of Option Zoning is to provide alternative land for development in case sufficient conventionally zoned land is not made available for development during the life of the Development Plan, in addition to stimulating new types of development not occurring in the area at present.

Options may lapse as a result of needs or desired development types being accommodated on conventionally zoned or other option land, or as a result of a subsequent review of the settlement plan in the light of altered circumstances. If an option lapses, the land reverts to the substantive zoning (agriculture), and to the lowest level in the order of priority for development.

Accordingly, potential purchasers of option land are advised that purchase of such land at development values is highly imprudent if they are not in a position to carry out a development of the type outlined within the lifetime of this Review, or of a planning permission granted under it, as the Council can give no undertaking that any such option or permission will be renewed. One of the purposes of the option system is to encourage quicker development and to discourage the practice of holding land as an investment asset.

An apartment development is considered to consist of a number of integrated individual self contained living units incorporated within one single block with access to their units being gained from within the block and only a minimal number of external accesses being associated with that apartment development.
Mining is subject to IPC Licensing.

10. RATHDOWN NO.2 RURAL DISTRICT PLAN

10.1 Purpose of Plan

The Development Plan for the Rathdown No. 2 Rural District of north-east Wicklow addresses the following issues, *inter alia:*

- the designation of areas for amenity and nature conservation and the designation of boundaries for Special Amenity Area Order considerations.
- the designation of greenbelt areas between expanding urban areas.
- the zoning of lands for development in the Bray Environs and at designated motorway interchanges.
- the identification of development boundaries for the settlements of Kilmacanogue and Enniskerry.

10.2 LAND USE PLANNING ISSUES IN THE RATHDOWN DISTRICT

10.2.1 Role of Rathdown No. 2 Rural District

The Rathdown No.2 Rural District is an area which contributes significantly to the amenities and recreational requirements of County Wicklow's residents and tourists. Due to its location, it is coming under increasing pressure to accommodate additional population growth from the Dublin area, and also from Bray and Greystones . The district is also expected to provide industrial land to meet rising demand for high quality and well located industrial sites. There are four main issues which are, and will be, impacting upon the Rathdown No.2 Rural District, and these are set out below :-

(i) Recreational/Scenic Quality

A substantial section of the Rathdown No.2 Rural District is rural in character, very scenic and also very vulnerable. This area is an important recreational resource, both for the residents of Wicklow and those of the Dublin Metropolitan Area. This resource will come under increasing pressure in the future as leisure time and environmental appreciation increase. It is essential that Wicklow County Council strike the correct balance between preserving and enhancing the inherent attractiveness of the area, and encouraging development of the area as a recreational resource.

(ii) Special Amenity Area Orders (SAAOs)

There are a number of noted areas within the Rathdown No.2 Rural District which may be subject to irreparable and unsustainable change/alteration due to their vulnerability, use and location vis-à-vis Dublin/Bray unless properly managed. These areas include The Great and Little Sugar Loaf Mountains, Bray Head and the Dargle Glen. The making of SAAOs would give a greater degree of protection to these areas. A preliminary boundary is drawn about these areas with an objective to investigate the possibility of making SAAOs for them .

(iii) Development Pressure

There is significant development pressure on both Enniskerry and Kilmacanogue owing to their location and easy access to the Bray/Dublin areas. This has resulted in a tendency towards coalescence and could result in the entire Bray, Kilmacanogue and Enniskerry settlements forming part of a large urban conglomerate. This type settlement form should be discouraged and every effort will need to be made to ensure that such a trend will not continue. It is essential to ensure that the character of the existing villages is retained and reinforced and development pressure from other areas will therefore have to be controlled. This Plan defines development boundaries for Kilmacanogue and Enniskerry which will ensure that this objective is achieved. A detailed development Plan for each of these settlements is also required but this is beyond the scope of this document.

iv) Bray Environs

The Rathdown No. 2 Plan addresses the issue of Bray Environs and how it will relate to and compliment the sustainable development of Bray. It concludes that there are no significant lands within the Rathdown No.2 Rural District which are capable of accommodating residential development due to the nature of the landscape, the steep topography, development plan designations and infrastructural constraints. It is also clear that the most appropriate area for residential development is the Old Connaught area in Dun Laoghaire/Rathdown. The development of other sites identified in the Bray Land Use Study, plus the review of the Bray UDC Development Plan, should provide greenfield, infill and redevelopment opportunities for the future growth of the town. The issues of urban design and densities will be examined in detail in the current review of the Bray UDC Development Plan.

Provision is made for the zoning of industrial land around the Fassaroe Junction and at Giltspur. This provision should meet the requirements of Bray up to and including the year 2016.

Kilruddery Estate is an important component of Bray Environs and an important cultural and recreational resource. The gardens and house in particular are an important heritage feature and have been listed for preservation (with a buffer zone around them). This zoned area should be protected from any future development pressure.

10.3 Policies

1. It is a policy to protect and conserve the scenic and rural amenities of the Rathdown No.2 Rural District.
2. It is a policy to have particular regard to the protection and conservation of the amenities of Bray Head, the Great Sugar Loaf, the Little Sugar Loaf and the Dargle Glen.
3. It is policy to provide for the suitable development of the villages of Kilmacanogue and Enniskerry, and the zoned expansion of Bray Environs in County Wicklow and County Dun Laoghaire Rathdown.
4. It is policy that sporadic development will only be permitted in rural areas in special circumstances, as outlined in section 3.3 of the County Development Plan. Such development will be encouraged to locate on suitable sites within settlements. Sporadic Development can be defined as scattered or isolated development which is "footloose" by nature i.e. it is not location specific and can locate in rural or urban locations.

10.4 OBJECTIVES

10.4.1 Zoning Objectives

It shall be an objective to ensure that all development will be in accordance with the Rathdown No 2 Zoning Objectives Map No. 37 (page 164) and as detailed in the Land Use Zoning Objectives and Matrix, Tables 10.1 and 10.2.

It shall be an objective to provide for development within the environs of Bray in accordance with the zoning illustrated by Maps 38, 39 and 40 (pages 165 - 167) and Tables 10.1 and 10.2 (facing).

It is an objective to consult with Dun Laoghaire Rathdown County Council to zone lands for residential development in the vicinities of Old Connaught and Wilford.

It is an objective to facilitate the provision of appropriate infrastructure to integrate lands on the north side of the County Brook with lands zoned for development on the south side.

Table 10.1 Rathdown No. 2 Zoning Objectives

Zone	Objective
R1	To protect and improve residential amenities.
R3	To provide for new residential development at one house to the acre
I1	To provide for appropriate industrial, warehouse, wholesale and large scale retail warehousing.
I2	To provide for appropriate industrial, warehouse and wholesale warehousing, including the development of the area for business, office, science/technology park. Where appropriate, extensive landscaping shall be carried out and the entire development shall be laid out to a high architectural standard of layout and building design
I3	To provide for employment uses such as offices, high tech activities, telemarketing, IT activities, R&D or light industry
I4	To provide for appropriate industrial, warehouse, wholesale and large scale retail warehousing uses or alternatively to provide for the development of a single undivided employment unit, either a business, office, light industrial, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design, with provision to link into the public transportation routes and provide cycle and pedestrian circulation routes. Permitted uses shall include within this category, data processing, software development, technical and consulting, commercial laboratory, health care, research and development, media recording and general media associated uses, training, publishing, financial, administrative headquarters, film production, telemarketing, tele-servicing, light industry, offices, enterprise centre, industrial/enterprise training and education centre, office services, hotel/conference building, sport/recreational buildings and related activities. It may also provide for a small scale retail/commercial section which shall be used solely to provide for the needs of the development and not to serve the surrounding area and shall specifically exclude shopping centres/grocery stores or retail units involved with higher order goods. In addition, a very small element of residential development may be permitted where it is shown that it exists solely to serve/meet the needs of the development itself, will be operated and held in single ownership by the management company (or other similar structure) and shall not be let, sold or otherwise leased on the open market to individual or other purchasers. Provision shall be made to link this entire employment area to the business area zoned G3 to the south of this site.
A	To protect and improve rural amenities and character. To provide for the development of agriculture.
G1	To protect and improve rural amenities and character and to preserve the greenbelt between Bray, Greystones-Delgany, Kilmacanogue and Enniskerry.
G2	To provide for greenbelt uses with an option for the life of the plan to provide for a single undivided employment unit which is a computer related activity and which is set in open parkland with extensive landscaping, a high architectural standard of layout and building design which is sympathetic to the sensitive location of the area and which provides for low site coverage.
G3	To provide for greenbelt uses with an option for the life of the plan to provide for a single high tech employment use compatible with the adjacent business park. Such a development shall be set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage and shall be physically linked to the business park to the north of the site.
V	To protect and improve existing village character. To provide for appropriate residential, retail and commercial development.
H1	To provide for hotel and related leisure development where site coverage is low and the existing tree belt is preserved and regenerated.
H2	To provide for hotel use where site coverage is low and provide for extensive landscaping of the site

Table 10.2 Land Use Matrix

Land Use	R1	R3	V	I1	A	G1
Agricultural Buildings	X	X	O	X	✓	✓
Riding Stables	X	X	X	X	✓	✓
Forestry	X	X	X	X	O	O
Tourist Caravan Park	X	X	O	X	O	O
Garden Centres	O	X	O	O	O	O
Housing Estates	✓	X	✓	X	X	X
One Off Houses - Special Case Exemption	✓	✓	✓	X	✓	✓
One Off Houses - No Exemption	✓	✓	✓	X	X	X
Travellers Halting Site	O	X	O	O	O	O
Community Facilities	O	X	✓	X	O	X
Education Facilities	O	X	✓	X	O	O
Filling Stations	O	X	O	O	O	O
Extractive Industry	X	X	X	X	O	O
Industrial Buildings	X	X	O	✓	O	O
Wholesale Outlets	O	X	O	✓	X	X
Warehouses	O	X	O	✓	X	O
Motor Sales Outlets	O	X	O	O	O	X
Offices	O	X	✓	O	X	X
Local Retail Shopping	O	X	✓	X	X	X
Large Scale Retail Warehousing	X	X	O	✓	X	X
Financial and/or Professional Services	✓	X	O	X	X	X
Commercial Vehicle Parks	X	X	✓	O	X	O

✓	Normally Permitted
O	Not Normally Permitted but Open For Consideration
X	Not Permitted

10.4.2 Rural Development Objectives

Residential development will generally not be permitted in the A or G zones other than the provision of a dwelling in special circumstances as provided for in Part 1 of the County Development Plan.

It is an objective to ensure that all lands within 137 metres of the N11 are kept free from development, except where there is existing development.

10.4.3 Village Development Objectives

It is an objective to have regard to the development boundaries of Kilmacanogue and Enniskerry, as identified on Map 41, 41A and 41B (pages 168 - 170) within which development will be permissible where it respects the scale, character and density pattern of the existing settlement.

It is an objective to prepare separate development plans for the villages of Enniskerry and Kilmacanogue.

10.4.4 Amenity Objectives

The Council, in co-operation and consultation with Bray UDC, are committed to securing an SAAO for Bray Head. In addition, it is an objective of the Council to consider the making of Special Amenity Area Orders (either collectively or individually) for Bray Head, the Great Sugar Loaf, the Little Sugar Loaf and the Dargle Glen (as identified on Map No. 42 (page 171)) and to ensure that development which prevents the realisation of this objective is restricted in these areas.

It is an objective to consider the preservation of Kilruddery House and Gardens as identified on Map No. 43 (page 172) and to preserve the buffer area from development which would be injurious to the existence, setting or proper interpretation of Kilruddery House and Gardens.

It is an objective to retain the existing open character of the commonage areas as identified on Map 44 (page 173). Public access stiles will be required in any permitted fencing along a public road. The fencing of areas, other than those adjacent to a public road, will not be permitted.

10.4.5 Other Works and Control Objectives

Other works and control objectives, not detailed in this district plan are contained in Part 1 of the County Development Plan.

Retail warehousing is the retail sale of non-food and non-clothing goods, the sale of which is not normally feasible in conventional shops. This includes building materials, electrical goods, garden equipment, floor coverings and DIY products, including other heavy items usually requiring the use of a vehicle for transportation. The use may include outdoor display areas and is likely to generate considerable car-parking.

Wicklow
County Development Plan
1999

Schedules

Schedule 1 Trees or Groups of Trees Considered for Preservation

Ref	Description
1	Trees, mainly beech in the vicinity of the driveway to Powerscourt House and westward to Powerscourt Demesne townland boundary.
2	Trees on both sides of the R117 at Cookstown, Monastry and Fassaroe townlands, between Enniskerry Village and the junction with N11.
3	Trees in Monastery townland in the vicinity of Glenbrook, Enniskerry.
4	Trees in Tynte-Park in the townland of Loughmogue Upper, Dunlavin.
5	Groups of trees in Monastery townland at Rannock House, Enniskerry
6	Copse of mixed trees in Hollybrook townland west of N 11 at Glencormick.
7	The Quill Wood, Kilmacanogue South townland.
8	Roadside trees, mainly beech, on the southern side of the minor road running west of Killegar townland in the vicinity of Killegar House.
9	Woodlands at the Devilís Glen, Ashford in Ballymaghroe, Birchwood and Ballydoreen townlands.
10	Trees on the eastern side of the N11 at Inchanappa South, Inchanappa House, Ashford
11	Ballyteige Wood, Rathdrum.
12	Native Oakwood at Ballinacor Woods, Ballinacor, Rathdrum.
13	Deciduous Woodland in the Vale of Clara in the following townlands: Ballygannon, Rathdrum, Copse, Stump-of- the-Castle, Croneybyrne, Clarabeg South, Ballyhad Upper, Ballyhad Lower, Knockrath Little and Knockrath Big
14	Woodlands, mainly oak at Derrybawn townland and Glendalough.
15	Trees west of Avonmore River at Drummin, Annamoe.
16	Deciduous woodlands in the following townlands in the Vale of Avoca/Woodenbridge area: Ballyraine Middle, Glenart, Kilcarra East, Kilcarra West, Carragowan, Castlemacadam, Ballinagh, Ballyarthur, Shelton Abbey, Cherrymount, Ballygahon Lower, Tigroney West and Castlehoward
17	Trees and woodlands at Kippure House and the Coronation Plantation, Liffey Valley, Manor Kilbride.
18	Trees on the banks of the Shankhill River at Cloghleagh, Manor Kilbride.
19	Native Oakwood at Glencree Valley.
20	Native Oakwood at the Glen of the Downs
21	Native Oakwood at the Vale of Clara, Glendalough.
22	Oaklands in the townland of Boystown or Baltyboys Upper, Valleymount.
23	Trees in the townlands of Giltspur, Kilruddery Demesne West and Ballymuddagh that form the southern boundary of the built up area of Bray.
24	Trees at Hollywood House, Glenealy.
25	Broadleaf Trees at Burgage Mor, Blessington.
26	Trees at Monalin House, Newtownmountkennedy
27	Large beech, Oak and horse Chestnut trees near St Francis N.S. Newcastle and the New Rectory.
28	Trees in the grounds of Tinnapark House, Kilpedder
29	Trees in the grounds of Luggala, Sraghmore, Roundwood.
30	Trees in the grounds of Russborough House, Blessington.
31	Trees in the grounds of Charleville House, Enniskerry.
32	Trees in the ground of Glendalough Estate, Annamoe.
33	Trees in the grounds of Humewood, Kiltegan
34	Trees in the grounds of Mountkennedy House, Newtownmountkennedy
35	Trees in the grounds of Bellevue Demesne (now Delgany Golf Club)
36	Trees, particularly amenity woodlands in the ground of Avondale House, Rathdrum.
37	Trees at the old Jameson Estate (Avoca Handweavers)

Schedule 2 Existing Tree Preservation Orders

Map	Description	Plan Ref
1	Birch Trees in Kilqueeney townland, Avoca.	73/6636
2	Trees at Avoca Handweavers, Glencormick South, Kilmacanogue	77/1625
3	Trees in the vicinity of Glencree Village, in the townlands of Oldboleys, Powerscourt Mount and Aurora	77/1987
4	Oak trees at Quarry Road Killincarrig, Greystones	78/2165
5	Woodland, Coolattin Estate	78/3290
6	Woodland, Coolattin Estate	78/3294
7	Woodland, Coolattin Estate	78/3295
8	Parkland trees, Coolattin Estate	78/3198A
9	Parkland trees, Coolattin Estate	78/3198B
10	Parkland trees, Coolattin Estate	78/3198C
11	Parkland trees, Coolattin Estate	78/3198D
12	Parkland trees, Coolattin Estate	78/3198E
13	Parkland trees, Coolattin Estate	78/3198F
14	Parkland trees, Coolattin Estate	78/3198G
15	Parkland trees, Coolattin Estate	78/3198H
16	Parkland trees, Coolattin Estate	78/3198J
17	Parkland trees, Coolattin Estate	78/3198K
18	Parkland trees, Coolattin Estate	78/3198L
19	Parkland trees, Coolattin Estate	78/3198M
20	Parkland trees, Coolattin Estate	78/3198N
21	Parkland trees, Coolattin Estate	78/3198O
22	Parkland trees, Coolattin Estate	78/3198P
23	Parkland trees, Coolattin Estate	78/3198Q
24	Woodland, Coolattin Estate	78/3282
25	Woodland, Coolattin Estate	78/3283
26	Woodland, Coolattin Estate	78/3284
27	Woodland, Coolattin Estate	78/3285
28	Woodland, Coolattin Estate	78/3286
29	Woodland, Coolattin Estate	78/3287
30	Woodland, Coolattin Estate	78/3288
31	Woodland, Coolattin Estate	78/3289
32	Woodland, Coolattin Estate	78/3291
33	Woodland, Coolattin Estate	78/3292
34	Woodland, Coolattin Estate	78/3293
35	Woodland, Coolattin Estate	78/3296
36	Woodland, Coolattin Estate	78/3297
37	Woodland, Coolattin Estate	8/3298
38	Woodland, Coolattin Estate	78/3299
39	Woodland, Coolattin Estate	78/3300
40	Oak, Pine, Ornamental and boundary trees at Kendalstown Rise, Kindlestown Upper, Delgany	80/4836
41	Woodlands and trees in the Dargle Glen in Tinnahinch, Newtown, Cookstown and Kilcroney townlands	83/8965
42	Larch, Scots Pine and Sycamore groups of trees at Knockrobin, Wicklow Town	89/5058
43	Roadside trees mainly beech trees at Holy Faith Convent, Kilcoole	89/5314
44	Sycamore and Beech trees at Manor Kilbride, Blessington	93/346
45	Scot's Pine and Spruce trees at Morepark, Newtownmountkennedy	93/492

delete.

46 Award 02/7654.

Schedule 3 Views Of Special Amenity Value Or Special Interest

Map	Origin of View	Feature Ref.
1	R117 at The Scalp, Enniskerry	View of the Sugarloaf Mountains and Enniskerry.
2	C.11 at Curtlestown, Glencree Drive.	View to Bray Head, Sugarloaf Mountain and Djouce Mountain
3	R761 Windgates Coast road.	View of Little Sugarloaf
4	Cliff Road, Windgates.	View of coast, Greystones and foreground of Bray Head.
5	R761 Windgates, Coast road.	View of Bray Head.
6	R761 North of Greystones.	View southwards of sea and built up area of Greystones.
7	C. 28 Windgates, Coast road.	View of Little Sugarloaf
8	N 11 Kilmacanogue.	View of Little Sugarloaf.
9	C.28 at Ballydonagh and Collnaskeagh.	View of Great Sugarloaf Mountain and Little Sugarloaf Mountain
10	C.32 Red Lane, Calary.	View down valley towards sea.
11	C.36 at Sraghmore, Roundwood.	View of White Mountain.
12	C. 54 Knockraheen, Vartry Drive.	View of Vartry Reservoir in the vicinity of causeway.
13	R755 at Sraghmore, Roundwood, Vartry Drive.	View of Vartry Reservoir.
14	R755 at Mullinaveig, Roundwood, Vartry Drive.	View of Vartry Reservoir.
15	R765 Knockraheen, Vartry Drive.	View across Vartry Reservoir.
16	C.61 Varty Drive.	View of Vartry Reservoir to west.
17	R764 Varty Drive, Roundwood.	View of Vartry Reservoir to north-east.
18	R755 South of Roundwood.	View of Derrylossery Church.
19	C.86 at Clara.	View of Avonmore River valley. Clara bridge and village.
20	R752 at Rathdrum bridge, Parnell Drive.	View of Avonmore River valley from bridge.
21	R752 north of Rathdrum, Parnell Drive.	View of Avonmore River valley and towards Rathdrum.
22	C.171 and Motte Stone, Connary, Avoca.	View surrounding mottee stone to north east and south.
23	C.167 Kilmacoo, Parnell Drive.	View of valley and towards Kilmacrea Pass.
24	C.108, Castletimon, Brittas Bay.	View towards beach, sand dunes and Ardinary.
25	C.160, Tonlagee, Brittas Bay.	View towards Brittas Bay sea, sand dunes and beach..
26	N.11 south of Scratanagh Cross	View of sea and coast.
27	R747 at Aughrim Bridge, Holtis Way.	View of Aughrim and hill to north.
28	R747 east of Tinahely, Holtis Way.	View of Tinahely and hill to west.
29	R748 Holts Way, Kilcavan Gap, Holts Way.	View to north east and north west.
30	R747 south of Baltinglass, Slaney Drive.	View of Rathnagree and Rathcoran hillforts.
31	N81 Hollywood.	View of Slievecorragh hill.
32	R756 at Hollywood, Wicklow Gap Drive.	View to west over N81 and towards Kildare.
33	C.354, Togher, Blessington.	View north-eastwards of Poulaphuca Reservoir.
34	C.361, Willmount, Valleymount.	View north-westwards of Poulaphuca Reservoir.
35	N81 Poulaphuca, south of Blessington.	View of River Liffey and Ballymore Eustace reservoir.
36	N81 Burgage Moyle, south of Blessington.	View of Poulaphuca Reservoir and inlet.
37	C.371, Threecastles, Blessington Liffey Valley.	View of Poulaphuca Reservoir and National Drive Monument No 491.
38	R759 Manor Kilbride, Liffey Valley Drive.	View of Brittas River valley.
39	Glen of the Downs	View north, west, and south from the Octagon on the east side of the N.11 in the Glen of the Downs Nature Reserve over Woodlands, Downs Hill, Downs, Calary and Red Lane areas. Views to east, south and west and over Drummin Hill and Stilebawn areas from the Upper Paths within the Nature Reserve
40	C6/L5507-0 Ballyman Road, Enniskerry Road/L5507-0	View of the Scalp and the Scalp Valley from the Ballyman

Schedule 4 Prospects Of Special Amenity Value Or Special Interest

Map Ref	Origin	Feature
1	C.11, C14 & C.15 Part of Glencree Drive.	General prospect of mountain area around Prince William Seat, Glencree River and the Sugarloaf Mountain.
2	C.13, Glencree Drive South.	General prospect of Tonduff Mountain and Glencree River Valley. View to east of the Sugarloaf Mountain
3	C.16 & C.17, Ballinagee, Glencree Drive.	General prospect or view of Glencree Valley and the Sugarloaf Mountain to the east.
4	C. 33 and C. 19 at Rocky Valley Drive	Prospect of Bray, Powerscourt and towards Enniskerry.
5	R.755 Rocky Valley, Kilmacanogue	Prospect of both sides of Rocky Valley, Kilmacanogue.
6	Bray-Greystones Cliff Walk	Prospect of sea and cliffs from walk.
7	Railway from Greystones to Wicklow town.	Prospect of coast along Railway line.
8	C. 35 Long Hill, Kilmacanogue	Prospect of Bray Head, Great Sugarloaf and coast.
9	C. 31, Red Lane and R 755 at Calary.	Prospect of Sugarloaf Mountain.
10	R 755 at Calary	Prospect of Ballyremon Commons and Calary Upper
11	N.11 south of Kilmacanogue	Prospect of Great Sugarloaf across Kilmacanogue marsh and Quill road.
12	C.29, The Little Sugarloaf, Kilmacanogue.	Prospect of the Little Sugarloaf and the coast.
13	N.11 Glen of the Downs	Prospect of both sides of Glen of the Downs.
14	N11 at Kilmullin	Prospect of Kilcoole and sea.
15	C.61 & C.71 at Roundwood.	Prospect to north and south-west of Vartry Reservoir.
16	R.115, Military Road, Glencree to Laragh.	Prospects both sides of Mountainous terrain.
17	R.759, Sally Gap Road.	Prospect extending from Sraghmore to Ballysmuttan.
18	R759 Manor Kilbride To Ballysmutton, Liffey Valley Drive	Prospect of Liffey Valley and Mountains.
19	R758, C.356, 364, 365, 374 Lake Drive	Prospect of Poulaphuca Reservoir.
20	N81 at Russborough	Prospect of Russborough House, Russelstown Park and towards Poulaphuca Reservoir.
21	C.347, Ballintober	Prospect eastwards of Lakes and Moanbane Mountain
22	R.756, Wicklow Gap Road	Prospect of area around the Wicklow Mountains extending from Laragh to Slievecorragh.
23	R 757 at Glendalough	Prospect of both sides of Glendalough Valley.
24	C.59, from Oldbridge to Laragh	Mountainous and forested prospect in a westerly and southerly direction.
25	Lough Dan Road	Prospect to Lough Dan Valley and Carrigeershinnagh Mountain.
26	R 755 south of Annamoe	Prospect of Avonmore River Valley, Castlekevin and Tropperstown Hill.
27	R.755, Annamoe	Prospect of Annamoe Hill and Avonmore River Valley.
28	N11 south of Rathnew	Prospect of Murrough and sea.
29	N11 Ballinabarney	Prospect of Hawkstown Hill.
30	R.750 Wicklow to Arklow	Prospect towards sea from coast road.
31	N11 at The Tap and Kilbride	Prospect of Kilbride and Castletimon Hills.
32	N.11 south of Scratanagh Crossroads	Prospect of Ballymoyle Hill.
33	C. 171 & C. 173 at Barriniskey, Arklow	Prospect of Webbs River Valley and Arklow.
34	C.170 & 173, at Crone Upper, Redcross	Prospects to north-east and East towards Wicklow Head & coast.
35	R754 west of Redcross, Parnell Drive.	Prospect towards Kilmacrea and across Redcross river valley.
36	C.155 Connary, Parnell Drive.	Prospect towards Avonmore river valley.
37	R.752 from White Bridge to Meetings	Prospect eastwards and westwards towards Avoca valley and deciduous forests.
38	C.149 to the north of Avondale Forest Park, Parnell Drive.	Prospect towards forest park, Avonmore river valley and Parnell quarry at Ballese.
39	C. 113 Deputy's Pass, Glenealy, Parnell Drive.	Prospect of both sides of Deputyís Pass including woodland.

Schedule 4 Prospects Of Special Amenity Value Or Special Interest (continued)

Map Ref	Origin	Feature
40	R.755 Vale of Clara Laragh to Rathdrum	Wooded valley prospect of Clara Vale on both sides of Valley.
41	C. 86 Northern side of Clara Vale	Prospect to north-east of Trooperstown hill and Clara Vale to south-west.
42	C. 83, C.128, C. 130 Laragh to Mullans Crossroads	Prospect from both sides of Military Road from Laragh to Mullans Crossroads.
43	C.82, Glenmalure	Prospect from Glenmalure Valley west of Drumgoff
44	C. 294 and C. 295 at Spinans hill and Brusslestown	Prospect of Brusslestown Ring hillfort.
45	C. 297 at Spinans	Prospect of Spinans hill and Brusslestown Ring hillforts and ancient Castle on summit of Ballyhook hill.
46	N81 north of Baltinglass, Slaney Drive	Prospect of Slaney river valley, Baltinglass Abbey, Rathnagree and Rathcoran hillforts.
47	N81 at Merginstown Glen	Prospect of Carrigower River Valley.
48	C. 341 and C. 333 at Hollwood Glen	Prospect of both sides of Hollywood Glen.
49	C. 292 at Tuckmill hill and Coolnacarrig	Prospect of Rathnagree and Rathcoran hillforts and towards Spinans hill and Brusslestown Ring.
50	R.749, from Tinahely to Shillelagh	Prospect to south and east along the R.749 towards the Derry River valley and Tomnafinnogue Wood.
51	R 748 Holts Way at Coolroe	Prospect towards Annagh hill and Croghan Mountain
52	R 748 Holts Way at Killavenny and Ronastraw	Prospect towards Tinahely and south Wicklow mountains.
53	R 748 Holts Way at Coolalug, Mucklagh, Tomnaskela and Kilpipe	Prospect across Derry Water river and towards south Wicklow mountains.
54	C. 196 Ballinagore & Ballinasilloge	Prospect of Goldmine River Valley and Woodenbridge area.
55	C.197, Ballycoog	Prospect of Aughrim River Valley.
56	C. 197 at Coolgarrow	Prospect of Goldmine River Valley.
57	R.747, from Woodenbridge to Coates Bridge, Aughrim	Prospect extending from Woodenbridge to Aughrim with tree-lined valley and good river focus.
58	C.262, Ballinabarney Gap\Bridge to Mullans Cross	Prospect of Lugnaquilla Mountain and Dereen River Valley.
59	C. 264 at Derrynamuck, Military Road	Prospect of Keadeen Mountain and vicinity of Dwyer McAllister cottage.
60	R.752 from Avoca to Woodenbridge	Prospect southwards and eastwards towards Avoca valley and deciduous forests.
61	R747 Vale of Avoca east of Woodenbridge,	Prospect of both sides of vale of Avoca including Avoca river valley. Parnell Drive
62	Southern Cross Route Bray	Prospect of Bray Head from Southern Cross Road.
63	Ballymurtagh, West Avoca	Prospect of Avoca and River Valley from the Tramway Arch at Ballymurtagh, West Avoca
64	Holy Year Cross, Tigroney	Prospect of Avoca at River Valley from the viewing point at the Holy Year Cross at Tigroney.

Schedule 5 Access Routes To Amenity Areas

Map Ref	Location
1	Kilmalin to Ravens Rock
2	Crone Wood, Glencree via Wicklow Way to Maulin Mountain
3	Bathing Ponds: From R 115 in Old Boleys to Curtlestown Forest
4	From R.759 Sally Gap road at Ballinstoe to Djouce Mountain
5	Ballinstoe Wood to White Hill and Djouce Mountain
6	Military Road R115 along Inchavore River valley to Lough Dan.
7	Inchavore River to Lough Dan to Carrignashinnagh and Oldbridge.
8	Lough Dan: From Pier Gates on R.759 along Cloghoge River to Lough Dan
9	Ballinrush to Lough Dan
10	Ashtown, Roundwood to Ballinrush to Lough Dan
11	Annamoe Village around the flanks of the Avonmore River valley to Avonmore
12	From Laragh to Brockagh and Tonelagee Mountains
13	Laragh to Brockagh Mountain to Glendalough
14	Wicklow Gap Road to Brockagh
15	Glendalough to Glenealo Valley
16	Laragh to Derrybawn to Lugduff Brook and Glendalough
17	Glenmalure along Carrawaystick Brook to Kellys Lough
18	Glenmalure to Carriglinnen to Shay Elliott Monument
19	Glenmalure to Table Mountain to Knickeen
20	Knickeen, Glen of Imaal to Stranahely Forest
21	Donard, Snugborough Bridge to Lobawn
22	Donard Village to Kilcoagh East to Corragh.
23	Hollywood Glen to Toor, Slievecorragh
24	Kilbeg to Black Hill to Sorrel Hill
25	Carrig, Lacken to Lugnagun to Sorrell Hill
26	Hollywood Village to Motte and St. Kevins Bed to Hollywood Post Office
27	Corragh (C. 349) to Granamore, Round Hill to Granabeg (C. 350).
28	From Baltinglass to Rathcoran and Marian Year Cross.
29	Glen of Imaal: Ballinfoyle to Ballineddan Mountain, Lugnaquilla
30	Ballyknockan to Oghil to Black Rocks Mountain
31	Brockagh to Lough Nahanagan, Turlough Hill
32	Wicklow Gap to Turlough Hill Reservoir
33	Wicklow Way from Prince Williams Seat to Springfield, Clonegal.

Schedule 6 Proposed Natural Heritage Areas

Ref	Name	Habitat
1	Ballyman Glen	Fen
2	Bray Head	Heath & Seacliffs
3	Carrigower Bog	Fen & Bog
4	Devil's Glen	Wooded Gorge
5	Glen of the Downs	Semi-natural oakwood
6	Kilmacanogue Marsh	Wetland Habitat
7	Knocksink Wood	Woodland Habitats
8	Brittas & Buckroney	Dunes & Fen Dune & Fen
9	The Murrough	Coastal Wetland Complex
10	The Pollaphuca Reservoir	Wet Grassland & Scrub
11	Vale of Clara - Rathdrum Wood	Oak Woodland
12	Wicklow Head	Rocky Headland
13	Arklow Rock - Askintinny	Coastal Heath
14	Arklow Sand Dunes	Sand Dunes
15	Avoca River Valley	Deciduous Woodland
16	Ballinacor Wood	Deciduous Woodland
17	Ballinagee	Oak Wood Oak Wood
18	Ballycore Rath	Calcicole Grassland
19	Dargle River Valley	Wooded Valley
20	Glencree Valley	Deciduous Woodland
21	Glenealy Woods	Natural deciduous woodland
22	Holdenstown Bog	Bogland
23	Newtown Marshes	Freshwater Marsh
24	Lowtown Fen	Fen
25	Magherabeg Dunes	Sand Dunes
26	Powerscourt Waterfall	Waterfall Habitat
27	Powerscourt Woodland	Estate Woodland
28	Great Sugar Loaf	Mountain heath or upland grassland
29	Vartry Reservoir	Wetland, heath and woodland
30	Dunlavin Marshes	Inland Marshes
31	Tomnafinnoge Wood	Woodland
32	Hollywood Glen	Hazel Coppice
33	Avondale	Chimney Structure
34	Wicklow Mountains National Park	Upland Vegetation and Habitat

Schedule 7 Nature Reserves in County Wicklow

Map Ref.	Location	Habitat
1	Glen of the Downs	Woodland
2	Deputy's Pass, Glenealy	Woodland
3	Vale of Clara	Woodland
4	Glendalough	Woodland
5	Glenealo Valley	Blanket Bog, Heath
6	Knocksink Wood	Woodland

Schedule 8 European Nature Designations

Ref.	Name	Type	Species	Designation
1	Wicklow National Park	Bogs, woodland & lakes	Waterfowl	SPA, SAC
2	Poulaphuca Reservoir	Reservoir	Waterfowl	SPA
3	Kilcoole Marshes	Marsh	Waterfowl	SPA
4	Wicklow Head	Headland	Seabirds	SPA
5	Broadlough	Marsh	Waterfowl	SPA
6	Ballyman Glen			SAC
7	Knocksink Wood	Woodland		SAC
8	The Murrough	Marsh		SAC
9	Magherabeg Dunes	Sand Dunes		SAC
10	Buckroney - Brittas Bay	Sand Dunes, Fen		SAC

Notes:
SPA: Special Protection Area,
SAC: Special Area of Conservation.

Schedule 9 Areas of Geological and Geomorphological Interest

Map Ref.	Description
1	Blessington Delta
2	Athdown Delta Moraine
3	Slievecorragh Toor Channel
4	Hollywood Glen, Meltwater Channel
5	Clogga, Sea Cliffs Glacial Till deposits
6	Carrick Mountain, Ice Marginal Deposits
7	Cronebane, Avoca Mottee Stone
8	Curtlestown Delta
9	Priests Hall Delta, Ballyremon
10	Fassaroe Delta
11	Glen of the Downs, Sub Glacial Channel
12	The Scalp, Sub Glacial Channel
13	Lough Tay & Lough Dan, Corries
14	Glendalough, U-Shaped Valley
15	Glenmacnass, U-Shaped Valley & Waterfall
16	Lough Bray Upper and Lough Bray Lower ñ Corrie basins and moraines.
17	Lough Nahanagan, Corrie
18	Snugborough, Arklow, Pingo Rampart
19	Upper Lockstown, Delta
20	Arklow Rock
21	Glendalough Mines
22	Rathdangan End Moraine
23	Slieveroe Rock Outcrop
24	Bray Head
25	Lough Ouler, Corrie, moraines and unusual rock structures
26	Lugnaquillia Mountain & Glenmalure Valley
27	Powerscourt Waterfall, Glencree
28	Rathdrum, Railway Cutting
29	Dargle River Valley, Enniskerry
30	Great Sugarloaf, Kilmacanogue, Steep quartzite mountain, unmodified by ice erosion
31	Ravens Glen, Glencree between Maulin and Tonduff South
32	Luggala, exposure of a highly unusual spessartine garnetiferous quartzite package of very early Ordovician age
33	Little Sugar Loaf, Kilmacanogue, Steep quartzite mountain, unmodified by ice erosion
34	Tinakilly, Aughrim ñ granite quarry
35	Carnew – disused slate quarry at Carnew.
36	Kilmacrea (Redcross) – Kilmacrea Formation, poly- deformed pale grey, faintly laminated slates.
37	Aughrim 1 (Aughrim / Woodbridge road section) ñ Maulin Formation phyllites and slates, Ballylane Formation greywackes with meta ñ dolerite and rhyolite sills and dykes, Duncannon Group rhyolite volcanoc rocks and pyritic slates.
38	Baltyboys, Blessington - lake clays of ìGlacial Lake Blessingtonî
39	Devils Glen ñ Glacial meltwater channel
40	Durnan ñ glacial meltwater channel complexes
41	Baltinglass (vicinity of Marian year cross) inter layed andalusite and garnet schists, representative of the metamorphic aureole assemblage of the Leinster Granite.

Schedule 10 Items listed for Preservation

A Items in Towns and Villages

Map Ref	Location	Feature
1	Annamoe	Two storey house and four single storey houses in village centre
2	Aughrim	Forge with horseshoe arch. Mill and gateway. Former Market House with Meath coat of arms.
3	Ballyknockan	Ballyknockan Inn Public House, Land League House (ruin), "Barn Cinema", one pair of semi-detached cottages, 8 single storey stone cottages and associated outbuildings, five two storey stone cottages and associated outbuildings, and four free standing stone outbuildings
4	Baltinglass	Catholic Church, Church of Ireland Church, Town Bridge, Courthouse, Monument in square, Tower in graveyard, Baltinglass Abbey (National Monument), Eldon Bridge, Two storey stone building section of Baltinglass Hospital, former Methodist Church, Holdenstown Lodge.
5	Blessington	Market House, Ulster Bank, Church of Ireland, Catholic School House (1882)
6	Carnew	Catholic Church, Church of Ireland, Castle of the O'Tooles (Carnew Castle)
7	Clara Vale	19th Century Catholic Church, Bridge, Two Two storey dwellings
8	Coolattin	Stone houses in landlords village & Farm Lodge Buildings/houses
9	Donard	Catholic Church, Church of Ireland, Davidson's house
10	Dunlavin	Courthouse
11	Enniskerry	19th Century Catholic Church, Church of Ireland Church, 3 bay 2-storey house, Powerscourt Arms Hotel, Parochial Hall, Forge, Bridge
12	Glenealy	Catholic Church, Church of Ireland, Hollywood House, including ice house
13	Grangecon	Five Houses with 18th Century doorways (all semi-detached)
14	Hollywood bailey	Church of Ireland Church, Catholic Church, Site of motte and
15	Kiltegan	Church of Ireland Church, Two 2-Storey 18th Century Houses
16	Kilmacanogue	Early 19th Century R.C. Church, St. Mochanog Church (in ruins) and graveyard,
17	Laragh	Catholic Church, Church of Ireland Church, Bridge, Old Mill and Barracks, Laragh Castle
18	Newtownmount-kennedy	Catholic Church, Church of Ireland, Haslams House and Public House, Warble-bank House, Bow front shops
19	Newcastle	The Rookery, Main Villages Stores (Mc Daids Store), Train Station house, Castle (in ruins), St. Francis Church of Ireland and adjacent dormer cottage, Millbrook House, Bloomfield House, Old Rectory, Oaklawn House
20	Moyne, Knockananna	Church of Ireland 1800, School House (built 1828) and Post Office
21	Roundwood	Catholic Church
22	Shillelagh	Eighteen single storey stone cottages at Quarry Street, 15 Two storey semi terraced and semi-detached stone cottages on the southern side of Main Street, Courthouse.
23	Stratford	Catholic Church, Church of Ireland, Manger Bridge
24	Tinahely	Kilcommon Church, Church of Ireland, Former Garda Station, Bridge, Market House
25	Valleymount	Parochial House (1845)

Schedule 10 Items listed for Preservation (continued)

B Other Roman Catholic Churches

Map Ref	Location	Feature
1	Whitefield, Tinahely	St. Kevins Church
2	Ballinacor, Barndarrig	Early 19th Century Church with cornice and parapet, Buttresses, Bas-relief of Oliver Plunkett.
3	Brides Head, Dunbur	Early ecclesiastical Remains
4	Curtlestown, Enniskerry	Late 18th Century rusticated granite
5	Davidstown, Glen of Imaal	Single cell with chancel cut stone bellcote (1887)
6	Greenane	Barn-type, T-Plan church (1801)
7	Kilbride, Barndarrig	T-Plan, Barn type
8	Crossbridge	St. Peter & Paul Church (1825)
9	Kilamoat, Kiltegan	Large single cell church
10	Kilquade	St. Patrick's Church, T-Plan, Barn-type with 3 galleries (18th century)
11	Knockananna	Former church, now Blanchelle Centre (1734)
12	Lacken	Church of Our Lay of Mount Carmel (1811)
13	Monalin,	18th Century Church (in Ruins) Newtownmountkennedy
14	Rathnew	Late 19th Century Church
15	Talbotstown	Cut-stone 4-bay Church with painted ceiling
16	Tomacork, Carnew	St. Brigid's Church – originally part of Old Fitzwilliam Estate)
17	Lacken, Valleymount	Church of Our Lady of Mount Carmel - Church with frontispiece, 4 obelisks and cross

C Other Church of Ireland Churches

Ref	Location	Feature
1	Coolkenna, Shillelagh	St. Michael's Church (1716)
2	Ballinatone, Ballinaclash	Pinnacled West Tower
3	Cloughleagh, Manor Kilbride	Stone Church with Tower
4	Derralossary, Roundwood	First-Fruits type
5	Donaghmore, Glen of Imaal	Early 19th Century stone Church (1812), Interior Gallery, block stone front
6	Dunganstown	T-Plan, Barn style, Church with tomb, graveyard
7	Kilcroney	Late 19th century 4-Bay Church
8	Knockanarrigan	Small stone church with bell on gable of Church
9	Newcastle	T-Plan with tower church (1790)
10	Nuns Cross	Synge Family. T-Plan Church with tower (1817)
11	Mullinacuff, Tinahely	Church and Graveyard
12	Preban, Aughrim	Church with castellated wings - 4 pinnacles, single pinnacle on east gable

Schedule 10 Items listed for Preservation (continued)

D DEMESNE HOUSES

Ref	Location	Feature
1	Altidore Castle, Kilpedder	House
2	Avondale House, Rathdrum	House
3	Avonmore, Annamoe	House
4	Ballinacor, Rathdrum	House
5	Ballina Park, Ashford	Secondary residence to Rosanna,
6	Ballyarthur House, Woodenbridge	House (elevations & interior panelling)
7	Ballycurry House, Ashford	House
8	Ballynure, Grange Con.	House
9	Baltiboys House, Blessington	House on lakeshore
10	Castle Howard, Rathdrum	House
11	Castle Kevin, Annamoe	House
12	Charleville House, Enniskerry	House
13	Clermont House, Rathnew	Our Lady's Secondary School
14	Clonmannon House, Rathnew	Nursing Home (18th Century)
15	Coolattin House, Shillelagh	House
16	Bel Air Hotel, Ashford	House and outbuildings. Formerly known as Cronroe House
17	Donard House, Donard	House
18	Fortgranite, Baltinglass	House
19	Glanmore Castle, Ashford	House
20	Glenart Castle, Arklow	House incl. Clocktower.
21	Glendalough House, Annamoe	House
22	Grange Con, Baltinglass.	House
23	Holybrook House, Bray	House, Gate Lodge, Gateway, Clock House and Folly Tower
24	Humewood Castle, Kiltegan	House
25	Killoughter, Ashford	House
26	Kilruddery, Bray	House
27	Kilmacurragh, Rathdrum	House (derelict)
28	Luggala, Lough Tay	House
29	Magheramore Wicklow	Convent, formerly Sea Park House.
30	Mount Kennedy, Newtown.	House
31	Mount Usher, Ashford	House
32	Powerscourt, Enniskerry	Partially Restored House and Visitor Centre
33	Rossana, Ashford	House
34	Russborough, Blessington	House in State ownership
35	Saunders Grove, Baltinglass	House burnt rebuilt in 1925 with original doorcase.
36	Shelton Abbey, Arklow	Open Prison.
37	Slaney Park, Baltinglass	House of Richard Crosbie, burnt and rebuilt 1939
38	Tinode, Blessington	House
39	Tulfarris, Blessington	Hotel and Country Club.
40	Tynte Park, Dunlavin	House
41	Woodstock, Kilcoole	Golf Clubhouse
42	Ballykeane, Redcross	House
43	Ballymoney Park, Kilbride	House

Schedule 10 Items listed for Preservation (continued)

D	Demesne Houses (continued)	
44	Ballyorney House, Enniskerry	House
45	Humphreystown House, Blessington	Main Facade of House to west
46	Tinakilly House, Rathnew	Hotel
47	Wingfield, Bray	House
48	Ballyfree House, Glenealy	House
49	Belfield House, Ballyronan, Kilpedder	House
50	Belvedere Hall, Greystones	Spanish Secondary School
51	Broadlough House, Lower Tinakilly, Rathnew	House
52	Bromley House, Kilpedder	House
53	Bushy Park House, Enniskerry	House
54	Clonmannon House	House (Queen Anne)
55	Derrybawn House, Laragh	House
56	Dunran Castle, Kiltimon	Folly
57	Dunran House, Kiltimon	House
58	Hunters Hotel, Rathnew	Hotel
59	Inchanappa House, Ashford	House
60	Kilcroney House, Enniskerry	House
61	Kilranelagh House and Gates	House
62	Knockmore, Cookstow	House
63	Lough Bray House, Glencree	House
64	Monalin house, Kilpedder	House
65	Rath House, Rath East, Tullow	House
66	Rathsallagh House, Dunlavin	Hotel
67	St. Patricks Missionary College, High Park House, Kiltegan	Seminary
68	Talbotstown House, Brittas	House
69	Tinnapark House, Kilpedder	House
70	Raheen Graney, Clonegal	House
71	Clone House, Clone, Aughrim	House
72	Valclusa, Powerscourt	House (former hunting lodge)
73	Kilquade House,	Kilquade and Spring Farm complex within its grounds. House and associated building complexes and the double water garden feature of Spring Farm
73	Ballinapark House, Ashford	House

Schedule 11 Vernacular Structures & Hand Pumps for Preservation

Ref.	Townland	Description
1	Aghowle Upper	Thatched Cottage
2	Ballinahinch	Thatched Cottage
3	Ballinahinch	Thatched Cottage
4	Belleview Demense	Thatched Cottage
5	Delgany	Thatched Cottage
6	Delgany	Thatched Cottage
7	Derrynamuck	Thatched Cottage
8	Drummin	Thatched Cottage
9	Killacloran	Thatched Cottage
10	Rathcorragh	Thatched Cottage
11	Brittas Bay bridge	Hand Pump
12	Tinode	Hand Pump
13	Killinure	Hand Pump
14	Ballyconnell	Hand Pump
15	Delgany	Hand Pump
16	Coynes Cross	Hand Pump
17	Hudsonís Garage, Marlton Road	Hand Pump
18	Main Street, Donard	Hand Pump
19	Intack Bridge, Donard	Hand Pump
20	Knockroe	Hand Pump
21	Priestnewtown	Hand Pump
22	Leabeg Middle, Newcastle	Hand Pump
23	Leabeg Lane, Newcastle	Hand Pump
24	Blackditch, Newcastle	Hand Pump
25	Main Street, Newcastle	Hand Pump
26	Curtis House, Newcastle	Drinking Pump
27	Rectory Cottage , Newcastle	Drinking Pump
28	Newcastle	Fuel Pump (1940ís)
29	Rustyduff, Glen of Imaal	Parnell Cottage
30	Rathdown Upper	Thatched Cottage
31	Ballynacarrig, Brittas Bay	Coastguard Station

Schedule 12 Landmarks and Miscellaneous Items for Protection

Ref	Name	Townland	Description
01	Rebels Cave in Shiney Flags	Ballynastockan	Natural Rock Shelters, used in 1798
02	The Sweat House	Annacarney	Stone Cell, now grass covered, beside stream 16th century structure, unique in Co. Wicklow
03	St. Kevin's Cave and Statute	Dragoonhill	Large Natural Cave, holds at least 12 men. Statute erected 1913. Traditionally original site of St. Kevin's hermitage
04	Poulaphouca Bridge	Britonstown	19th century road bridge with pedestrian tunnel, in Gothic style, designed by Nimmo.
05	Derrybawn Bridge	Brockagh & Derrybawn	Stone Bridge with 3 arches, built before 1800 Decorated stones from the 7 Churches are built into the structure
06	Bookey's Bridge	Brockagh & Derrybawn	Stone Bridge, high parapets, built c.1800, inscribed tablets. Parapets are damaged in parts.
07	Ballinaclash Bridge	Ballinacarrig Lower, Ballinaclash & Bahana	Stone built with recesses, 18th century bridge associated with Buck Whaley
08	Monument	Ballynabrocky	Small granite obelisk erected 1831 commemo rating planting of Coronation Plantation.
09	Horseshoe Forge	Kilgarron	Stone built forge with horse-shoe door. Built by former Powerscourt Estate
10	Gateway	Bellevue Demense	Gates to former Bellevue Estate, now Delgany Golf Club. Fine 18th Century. carving of lions on piers
11	King Billy's Pedestal	Bahana (Whaley)	Ruin of stone pedestal of statue (removed by Holt's men for bullets in 1798). In field in front of Whaley Abbey Hotel.
12	Old Lighthouse	Dunbur Head	Octagonal Tower, c. 100' high. Built c. 1760. Oldest lighthouse in Wicklow
13	Old Semaphore	Dunbur Head	Iron mast and signal arms on concrete platform. South east of old lighthouse overlooking sea
14	Georgeis Bridge	Castleruddery & Ballintruer	Very graceful single arch, 18th century stone bridge on old Mail Coach Road.
15	Fortgranite Gates	Fortgranite	Gateway - early 19th century- with towers with family arms of Dennis family.
16	Holy Year Cross	Knockananna	Large wooden cross at road junction. Erected 1951.
17	Ballyraheen '98 Monument	Ballyraheen	Finely finished Celtic Cross commemorates last battle on Wicklow soil, after Vinegar Hill, 1798.
18	Macreddin Bridge	Macreddin East	Picturesque stone bridge with sloped parapets (parapets slightly damaged)
19	Ballyteigue Bridge	Ballyteigue	Jack-Arch Bridge Only intact jack-arch bridge in Co. Wicklow
20	The Meetings Bridge	The Meetings	Three Arch stone bridge at famous site of Thomas Moore's commemorative statue.
21	Clara Bridge	Clarabeg More & Clarabeg South	Old 18th century stone bridge recognised as oldest bridge in Co. Wicklow
22	Manger Bridge (Slaney)	Manger	Picturesque five arch stone bridge in good condition
23	Waterloo Bridge (Slaney) Lower	Castleruddery	Picturesque one arch stone bridge in good condition
24	Pack Horse Bridge, Newcastle	Newcastle	Picturesque old routeway bridge
25	Tuckmill Bridge and Mill (Slaney)	Tuckmill Upper	Picturesque five arch stone bridge and disused cornmill.
26	Land League House	Ballyknockan	Historic ruin with stone plaque.

Schedule 12 Landmarks and Miscellaneous Items for Protection (continued)

Ref	Name	Townland	Description
27	Granite Lion	Ballyknockan roadside	Granite monument on the
28	Granite Madonna	Ballyknockan	Statue in a small grotto
29	Aghavannagh Youth Hostel	Aghavannagh	Former Military Barracks now a youth hostel.
30	Ballinclash Bridge	Ballinclash	Three arched stone bridge with cutwaters
31	Ballinglen Bridge	Ballinglen	Bridge with 1798 memorial.
32	Black Toms Cellars	Coolross, Tinahlely	Stonework from structure of "Black Toms" 1630
33	Dunganstown Castle	Dunganstown	Castle in ruins
34	Glencree Centre of Reconciliation	Glencree	Former Military Barracks and Reformatory.
35	Drumgoff Barracks	Drumgoff, Glenmalure	Ruined military barracks
36	Glen of Imaal Bridges	Ballyhubbock and Kelsha	Ballyhubbock and Kelsha stone bridges.
37	Kilfee National School	Kilfee, Ashford	Former /National School now converted to dwelling.
38	Kilmurray Bridge	Kilmurray, Baltinglass	Three arch, stone bridge.
39	Knockrath Forge	Knockrath, Laragh	Forge with horseshoe arch.
40	Old Schoolhouse	Nuns Cross, Ashford	Old national school.
41 Gate	Saunders Grove, Piers	Saunders Grove, Stratford	Gate piers with ball finials, former entrance to Saunders Grove. House
42	Mining Structures of Industrial Archaeological Interest	Ballymoneen, Castelmacadam	Engine House remains, chimney stack, shaft, spoil heaps and associated disturbed ground.
43	Mining Structures of Industrial Archaeological Interest	Ballymurtagh, West Avoca Mines	Old Mining Office, Tramway Arch, Western , Whim Engine House Twin Shafts Engine House and chimney stack north, Twin Shafts chimney stack base south, Tramway Engine House Stack, Drawing Shaft Engine House, chimney at Incline Engine House and Ballygahan Engine House, Spoil Heaps and associated disturbed ground.
44	Mining Structures of Archaeological Interest	Connary Upper, East Avoca . Mines	Chimney and Wagon Shaft Industrial Engine House , spoil heaps and associated undisturbed ground at Connary Upper.
45	Mining Structures of Industrial Archaeological Interest	Tigroney West, East Avoca Mines	Williams' Engine House and Chimney , Baronet Engine House and Chimney, Flat Rod Tunnels, Spoil Heaps and associated undisturbed ground.
46	Blacksmiths Forge and Cottage	KilmurrayUpper, Baltinglass	Forge, 3 bay cottage and steps to adjacent stream.
47	Bridge	Woodstock Demesne	Old Hump Back Bridge on Newcastle Road south of Kilcoole near Garden Centre
48	Mining features and structures of Industrial Archaeological Interest	Cronebane, East Avoca	Cronebane and East Avoca Open Pits- volcanogenic massive sulphide mineralisation and host rock sequences and structures, providing context to the interpretation, historical and social significance of the structures listed as items No. 42 ñ 45 Inclusive.

Schedule 12 Landmarks and Miscellaneous Items for Protection (continued)

Ref	Name	Townland	Description
49	Glendalough Mines	Glendalough	Former Lead Mines above the Upper Lake and at Van Diemens Land, including Surviving remains of mine shafts, adits, underground levels, shafts and workings. Soil heaps, settling ponds, reservoir dam, watercourses, mineral railway, picking floors and buildings and structures including, inter alia, the crushing mill, ore hopper, engine house, ore crusher and mill stone.
50	Glendasan Mines	Glendasan and Wicklow Gap	Former Lead Mines at the head of Glendasan, above valley towards Wicklow Gap and on the slopes of Brockagh and Camaderry Mountains, including surviving remains of mine shafts, adits, underground levels, shafts and workings, spoil heaps, settling ponds, water courses, picking floors, cobbled surfaces and buildings and structures including, inter alia, crushing mill, water wheel house, ore hopper, blacksmiths forge and buddles.
51	Glenmalure /	Glenmalure . / Barravore	Former lead Mines, Barravore Lead Mines including surviving remains of mine shafts, adits, underground levels, shafts and workings, spoil heaps, water courses, picking floors and buildings and structures including, inter alia, crushing mills and smelting works.
52	Lime Kiln	Tuckmill, Baltinglass	Lime Kiln
53	Bridge over Slaney	Baltinglass	Bridge over Slaney north of Baltinglass

Schedule 13 Post Boxes for Preservation

Ref.	Location	Era	Type	Postal District
1	Annamoe PO, Annamoe Village.	ER V11	Wall	Bray
2	Aughavanagh, Tinahely	VR	Wall	Gorey
3	Avondale, Rathdrum	GR	Wall	Wicklow
4	Ballinalea, Ashford	VR	Wall	Wicklow
5	Ballyraheen, Tinahely	ER	Wall	Gorey
6	Ballyshonogue, Tinahely	VR	Wall	Gorey
7	Barndarrig, Redcross	GR	Wall	Wicklow
8	Blacklion, Greystones	VR	Pillar	Bray
9	Carthy's Corner	GR	Lamp	Wicklow
10	Coolattin	VR	Wall	Gorey
11	County Hospital, Baltinglass	SE	Wall	Naas
12	Crosspatrick, Tinahely	ER	Wall	Gorey
13	Glencree,	VR	Wall	Bray
14	Glenmalure	—	Lamp	Wicklow
15	Jack White's Cross, N.11	GR	Lamp	Wicklow
16	Lower Street, Rathdrum	VR	Wall	Wicklow
17	Newcastle Hospital, Newtownmountkennedy	GR	Wall	Bray
18	Newrath, Rathnew	ER	Wall	Wicklo
19	Parochial House, Kilquade	ER V11	Wall	Bray
20	Portland Road, Greystones	ER V11	Pillar	Bray
21	Railway Station, Church Road, Greystones	GR	Pillar	Bray
22	Rath, Delgany Road, Greystones	ER V11	Wall	Bray
23	Rathdown Road (Victoria Road), Greystones	VR	Pillar	Bray
24	Rocky Valley (Penfold), Kilmacanogue, Bray	ER	Pillar	Bray
25	Royal Hotel, Glendalough	ER V11	Wall	Bray
26	The Meetings, Avoca	VR	Wall	Wicklow
27	Trooperstown, Roundwood	GR	Wall	Bray
28	Tuckmill Cross, Baltinglass	ER V11	Wall	Naas
29	Whitshed Rd., Greystones	ER V11	Pillar	Bray

Schedule 14 Areas of Archaeological Potential and Significance

Ref	Location	Description
1	Burgage, Blessington	Deserted Medieval Borough
2	Macreddin (Carysfort)	Site of one of the few 17th century Plantation Towns established in Leinster
3	Donaghmore	Deserted Anglo-Norman Borough
4	Dunlavin	Example of Anglo-Norman Borough
5	Ennisboyne, Brittas	Example of deserted Anglo-Norman Boroug
6	Hollywood	Example of deserted Anglo-Norman Borough
7	Killickabawn, Kilpedder	Example of deserted Anglo-Norman Borough
8	Mulsoes Court (Powerscourt)	Example of deserted Anglo-Norman Borough
9	Newcastle	Example of deserted Anglo-Norman Borough
10	Glendalough	Monastic Settlement
11	Balltinglass Hills	Megalithic Hillfort Complex

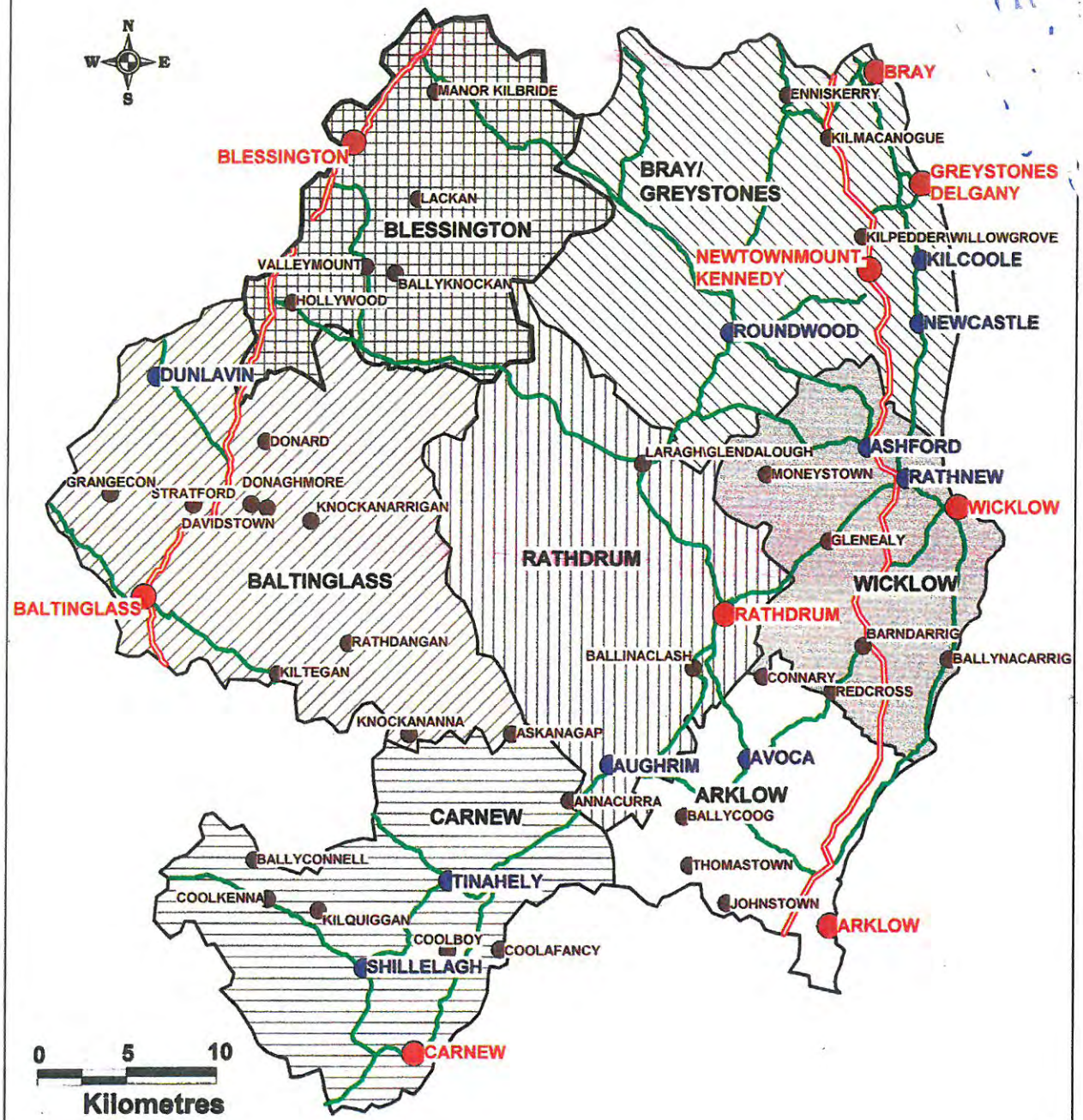
Schedule 15 National Monuments in State Care in County Wicklow

Map Ref.	MONUMENT	TOWNLAND
1	Aghowle Church	Aghowle Lr.
2	Stone Circle (Pipers Stone)	Athgreany
3	Medieval Moated Site	Ballina Park
4	Medieval Moated Site	Ballyconnell
5	Medieval Moated Site	Ballynagran
6	Baltinglass Abbey	Baltinglass East
7	Passage Grave in Iron Age Hill Fort (Rathcoran)	Baltinglass Hill
8	Ogham Stone & Crossoona Ringfort	Boleycarrigeen
9	Ringfort	Blackrock
10	St. Mark's Cross	Blessington
11	Ogham Stone	Castletimon
12	Stone Circle and Mottee	Castleruddery Lr.
13	Dwyer McAllister Cottage	Derrynamuck, Glen of Imaal
14	St.Valery's Cross	Fassaroe
15	Monastic Settlement	Glendalough
16	Nunnery Site	Kelshamore
17	Church (in Ruin)	Kilcoole
18	Church (in Ruin)	Kilcroney
19	Stone Enclosure (Hut Site)	Killinure
20	Two Ringforts	Knockanarrigan
21	Mound	Lemonstown
22	Ringfort	Money Lower
23	Wedge-shaped Tomb	Moylisha
24	Rathgall Hillfort	Rath East
25	Passage Grave on Seefin	Scurlocksleap
26	Medieval Moated Site	Talbotstown Upper
27	Castle	Threecastles
28	4 Barrows	Tornant Upper
29	Rath known as Tornant Moat	Tornant lower
30	St. Mary's Church, Downshill	Woodlands, Glen of the Downs
31	Rath Turtle Moat	DeerPark

Schedule 16 Sand And Gravel Aquifers In County Wicklow

Ref	Aquifer Name	Type
1	Blessington	Limestone based Sand and Gravel
2	Enniskerry	Limestone based Sand and Gravel
3	Kilmurry	Limestone based Sand and Gravel
4	Tornant	Lower Palaeozoic based Sand and Gravel
5	Kinsellastown	Limestone based Sand and Gravel
6	Knockasteile	Limestone based Sand and Gravel
7	Walterstown	Granite based Sand and Gravel
8	Newtownmountkennedy	Limestone based Sand and Gravel
9	Grangecon	Limestone based Sand and Gravel
10	Castleruddery	Chert based Sand and Gravel
11	Knockanarrigan	Limestone based Sand and Gravel
12	Ballardpark	Lower Palaeozoic based Sand and Gravel
13	Ashford	Sandstone based Sand and Gravel
14	Knockrobin	Limestone based Sand and Gravel
15	Annagolan	Lower Palaeozoic based Sand and Grave
16	Baltinglass	Lower Palaeozoic based Sand and Gravel
17	Kiltegan	Chert based Sand and Gravel
18	Brittas Bay	Beach Sand and Gravel
19	Johnstown	Lower Palaeozoic based Sand and Gravel
20	South Mizen Head	Beach Sand and Gravel
21	Arklow	Beach Sand and Gravel
22	Clonegal	Granite based Sand and Gravel
23	Kilbride	Limestone based Sand and Gravel
24	Ballymore Eustace	Limestone based Sand and Gravel
25	Tober Cross	Lower Palaeozoic based Sand and Gravel
26	Humphreystown	Limestone based Sand and Gravel

Map 1 Wicklow Development Districts, Wicklow Growth Centres, Wicklow Villages



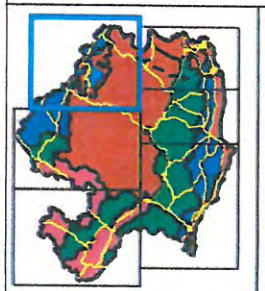
Map 2A -- Landscape Zones

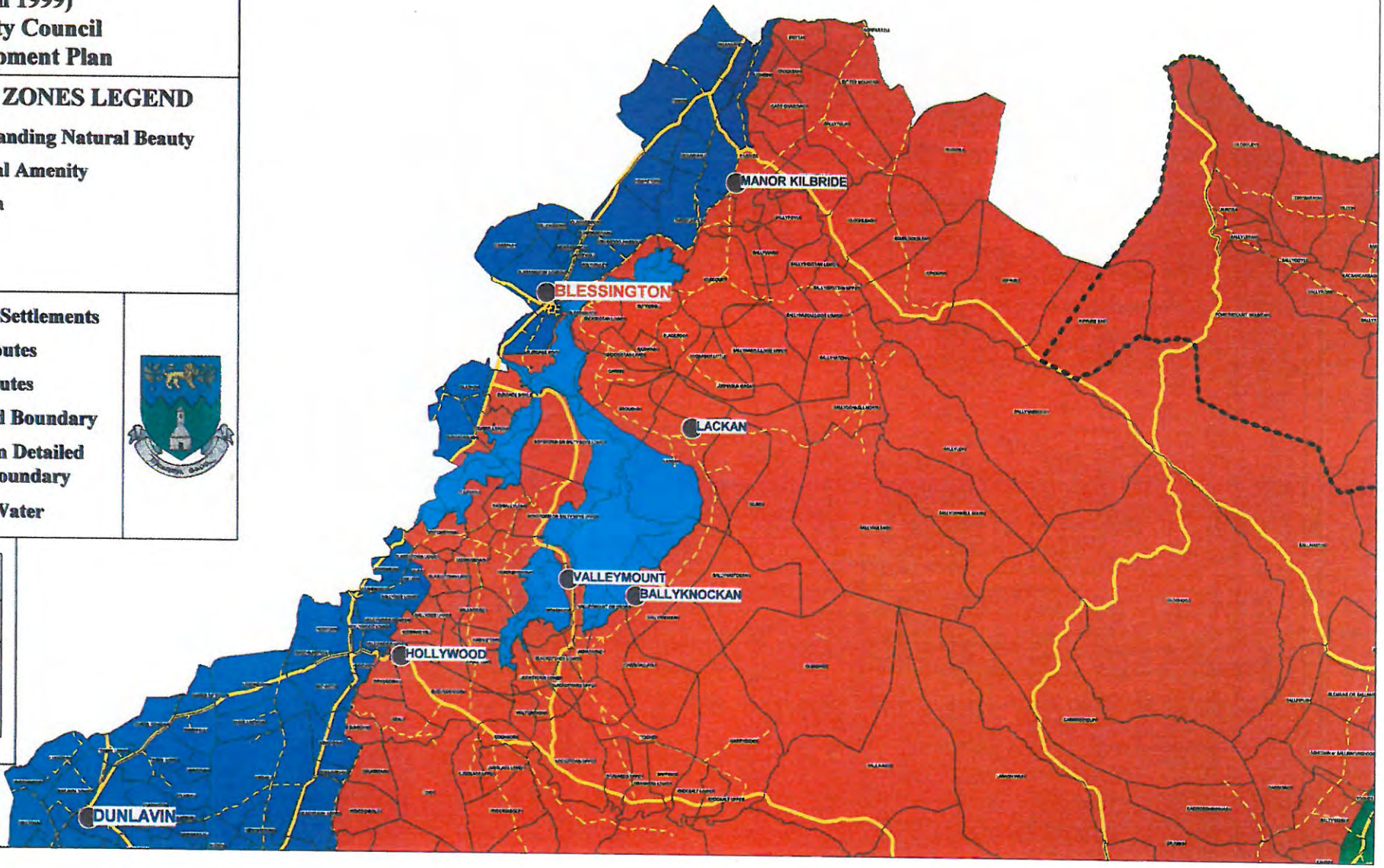
Tile A -- (March 1999)
Wicklow County Council
County Development Plan

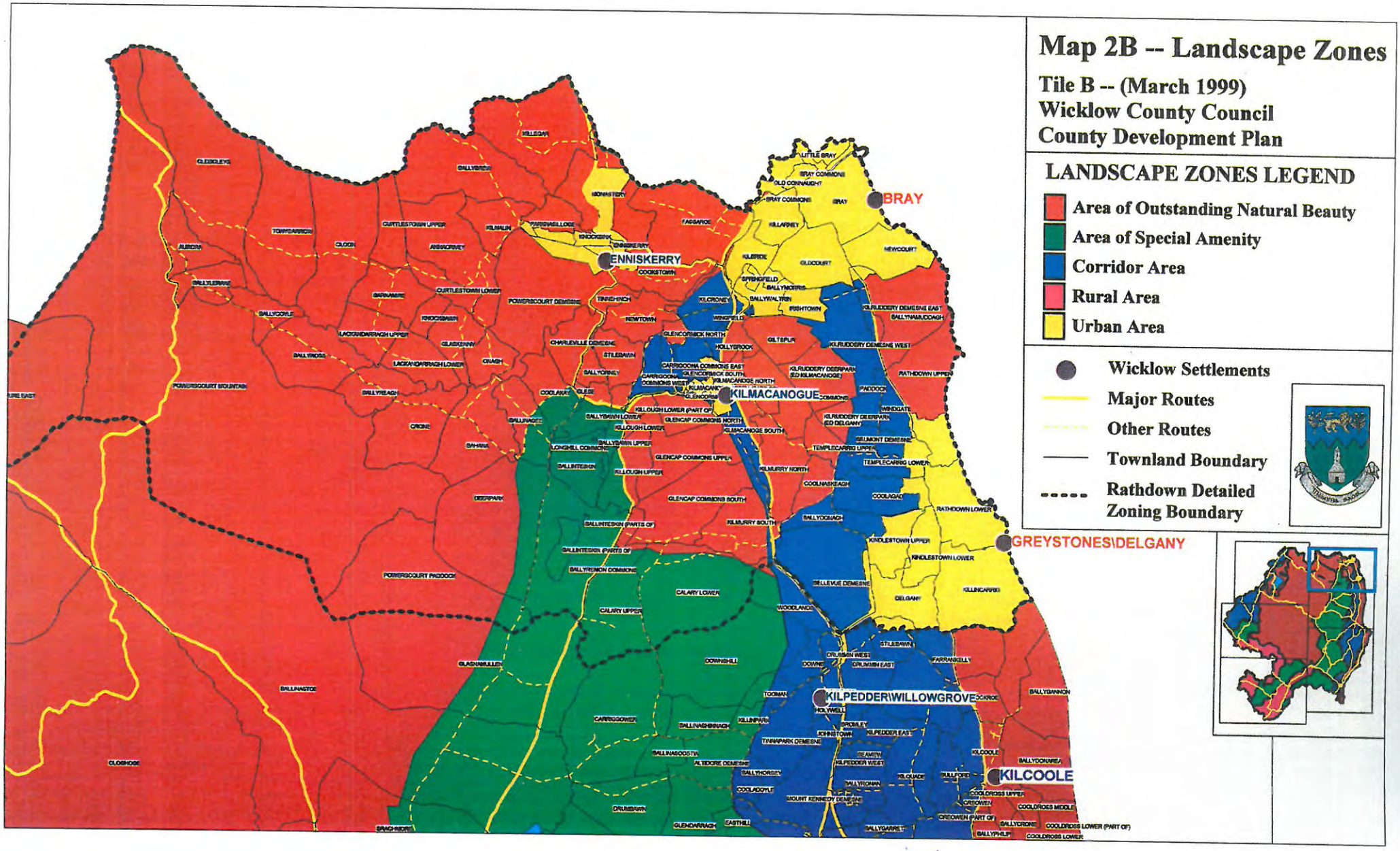
LANDSCAPE ZONES LEGEND

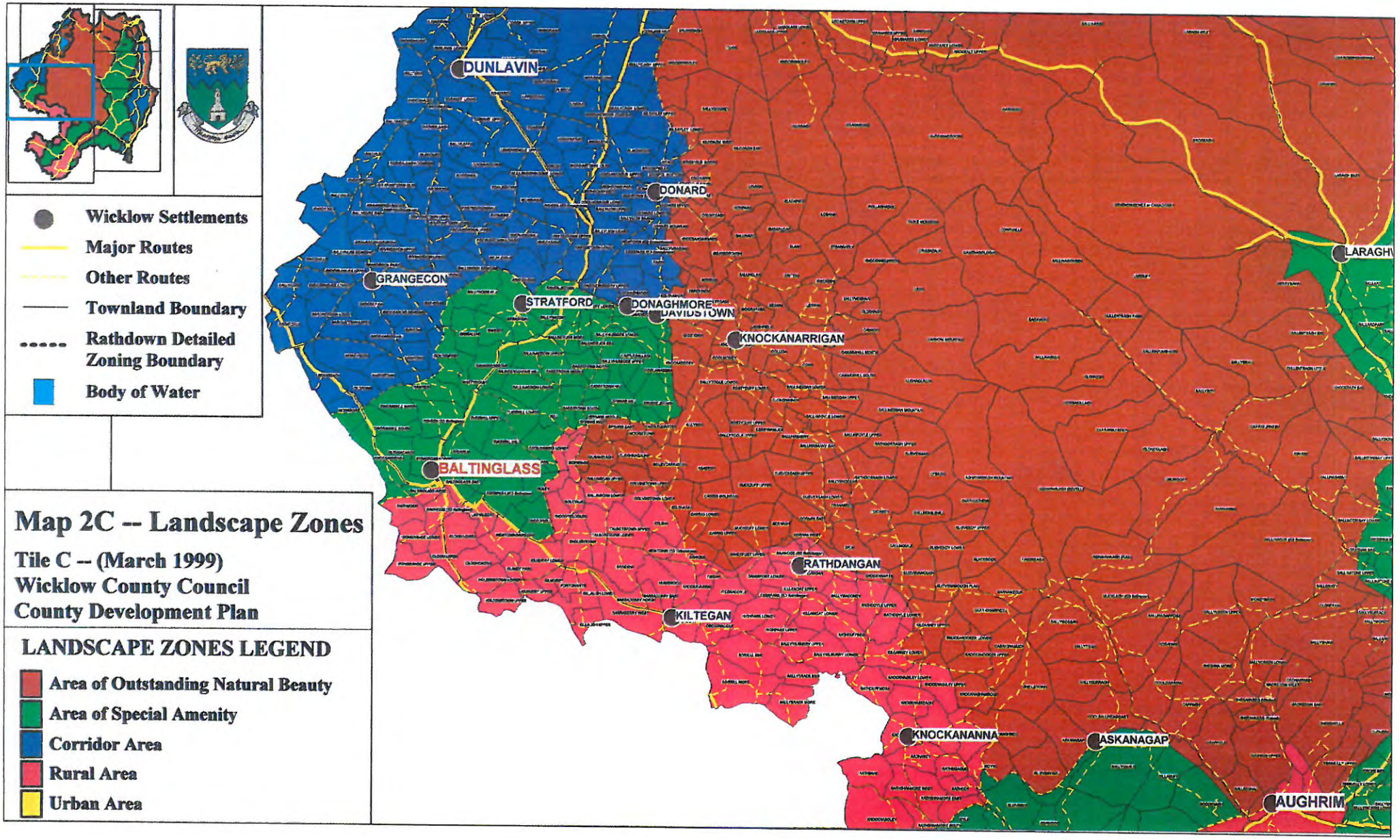
- Area of Outstanding Natural Beauty
- Area of Special Amenity
- Corridor Area
- Rural Area
- Urban Area

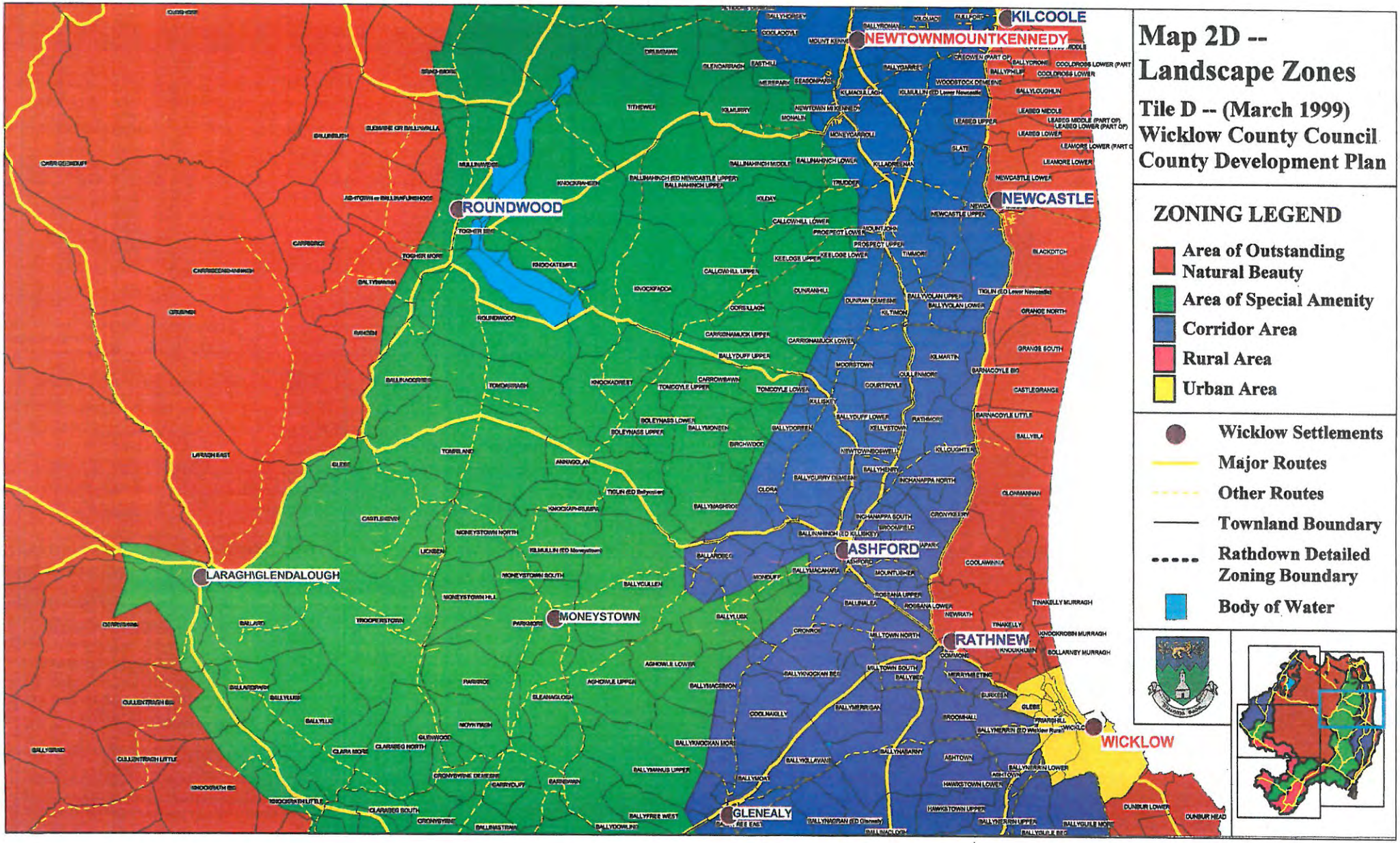
- Wicklow Settlements
- Major Routes
- Other Routes
- Townland Boundary
- Rathdown Detailed Zoning Boundary
- Body of Water






Map 2B -- Landscape Zones
Tile B -- (March 1999)
Wicklow County Council
County Development Plan
LANDSCAPE ZONES LEGEND
Area of Outstanding Natural Beauty
Area of Special Amenity
Corridor Area
Rural Area
Urban Area
Wicklow Settlements
Major Routes
Other Routes
Townland Boundary
Rathdown Detailed Zoning Boundary
BRAY
ENNISKERRY
KILMACANOGUE
GREYSTONES\DELGANY
KILPEDDER\WILLOWGROVE
KILCOOLE


Wicklow Settlements
Major Routes
Other Routes
Townland Boundary
Rathdown Detailed Zoning Boundary
Body of Water
DUNLAVIN
DONARD
GRANGECON
STRATFORD
DONAGHMORE
KNOCKANARRIGAN
BALTINGLASS
RATHDANGAN
KILTEGAN
KNOCKANANNA
ASKANAGAP
AUGHRIM
Map 2C -- Landscape Zones
Tile C -- (March 1999)
Wicklow County Council
County Development Plan
LANDSCAPE ZONES LEGEND
Area of Outstanding Natural Beauty
Area of Special Amenity
Corridor Area
Rural Area
Urban Area


KILCOOLE
NEWTOWNMOUNTKENNEDY
ROUNDWOOD
NEWCASTLE
ASHFORD
LARAGH\GLENDALOUGH
MONEYSTOWN
RATHNEW
WICKLOW
GLENEALY
Map 2D --
Landscape Zones
Tile D -- (March 1999)
Wicklow County Council
County Development Plan
ZONING LEGEND
Area of Outstanding Natural Beauty
Area of Special Amenity
Corridor Area
Rural Area
Urban Area
Wicklow Settlements
Major Routes
Other Routes
Townland Boundary
Rathdown Detailed Zoning Boundary
Body of Water

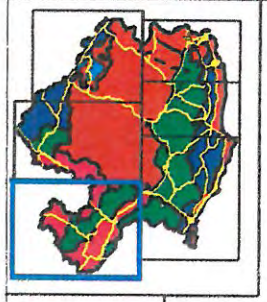
Map 2E -- Landscape Zones

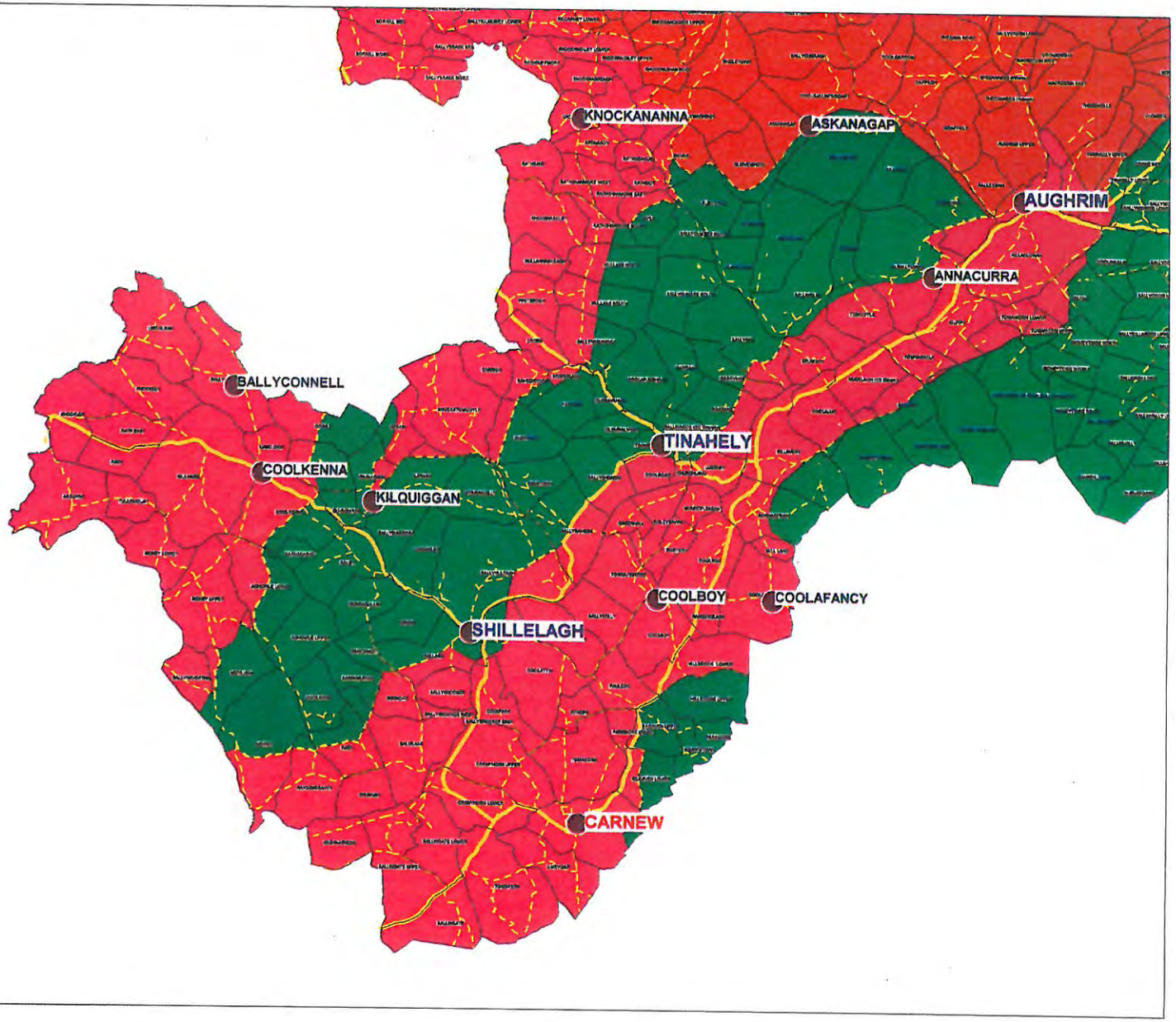
Tile E -- (March 1999)
Wicklow County Council
County Development Plan

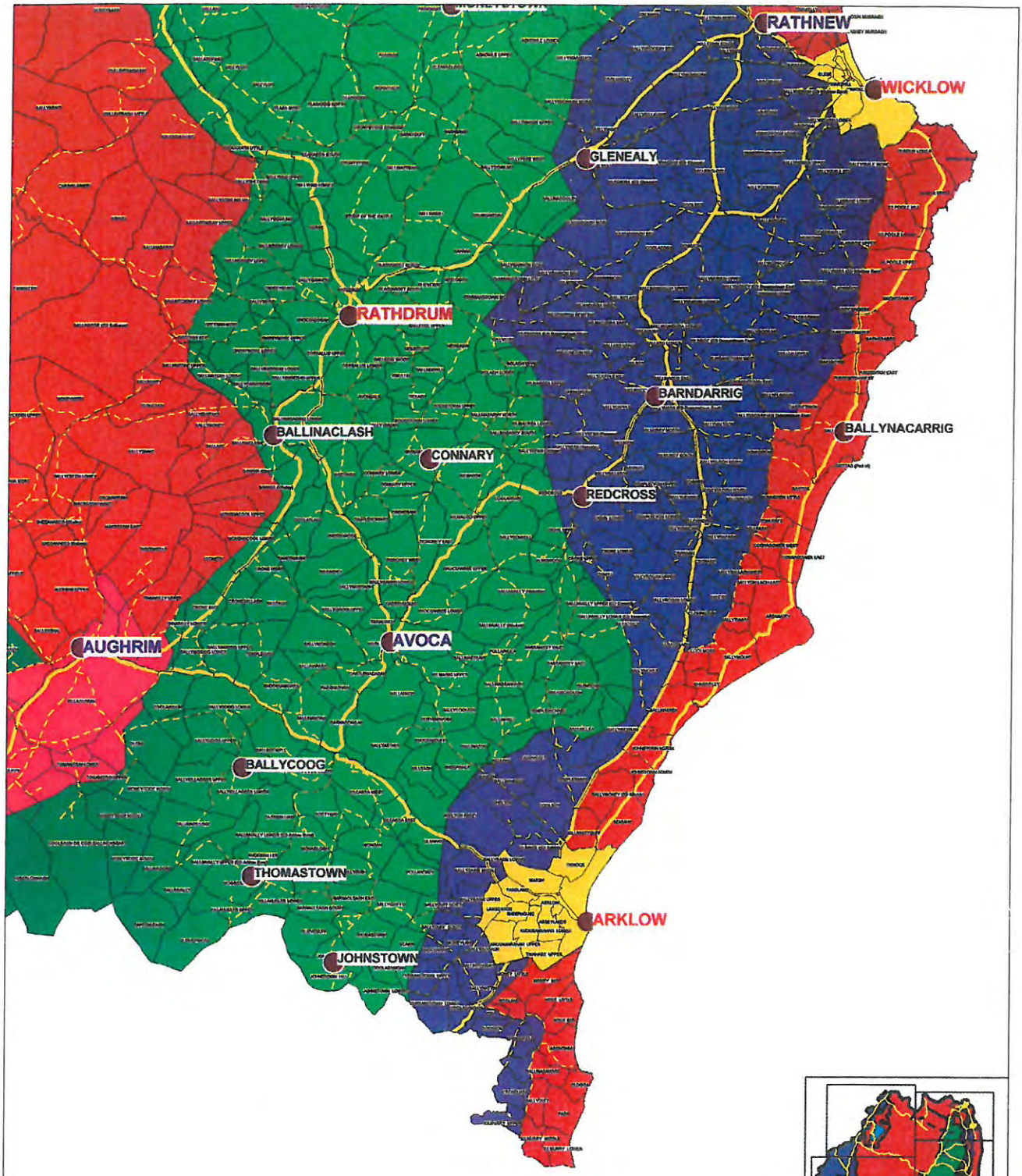
LANDSCAPE ZONES LEGEND

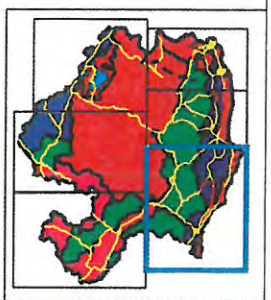
- Area of Outstanding Natural Beauty
- Area of Special Amenity
- Corridor Area
- Rural Area
- Urban Area

- Wicklow Settlements
- Major Routes
- Other Routes
- Townland Boundary
- Rathdown Detailed Zoning Boundary
- Body of Water









Map 2F -- Landscape Zones

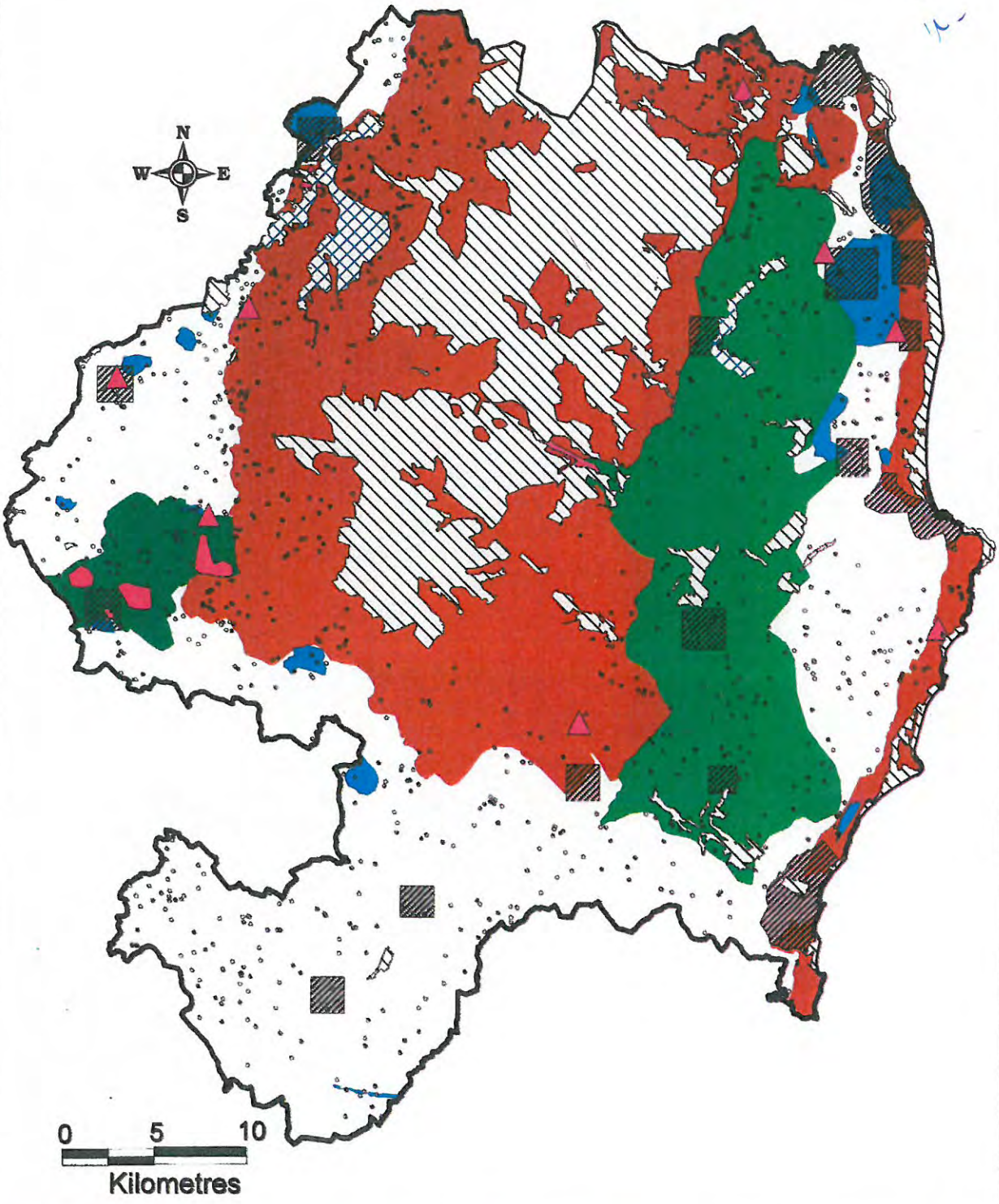
Tile F -- (March 1999)
Wicklow County Council
County Development Plan

LANDSCAPE ZONES LEGEND

- Area of Outstanding Natural Beauty
- Area of Special Amenity
- Corridor Area
- Rural Area
- Urban Area

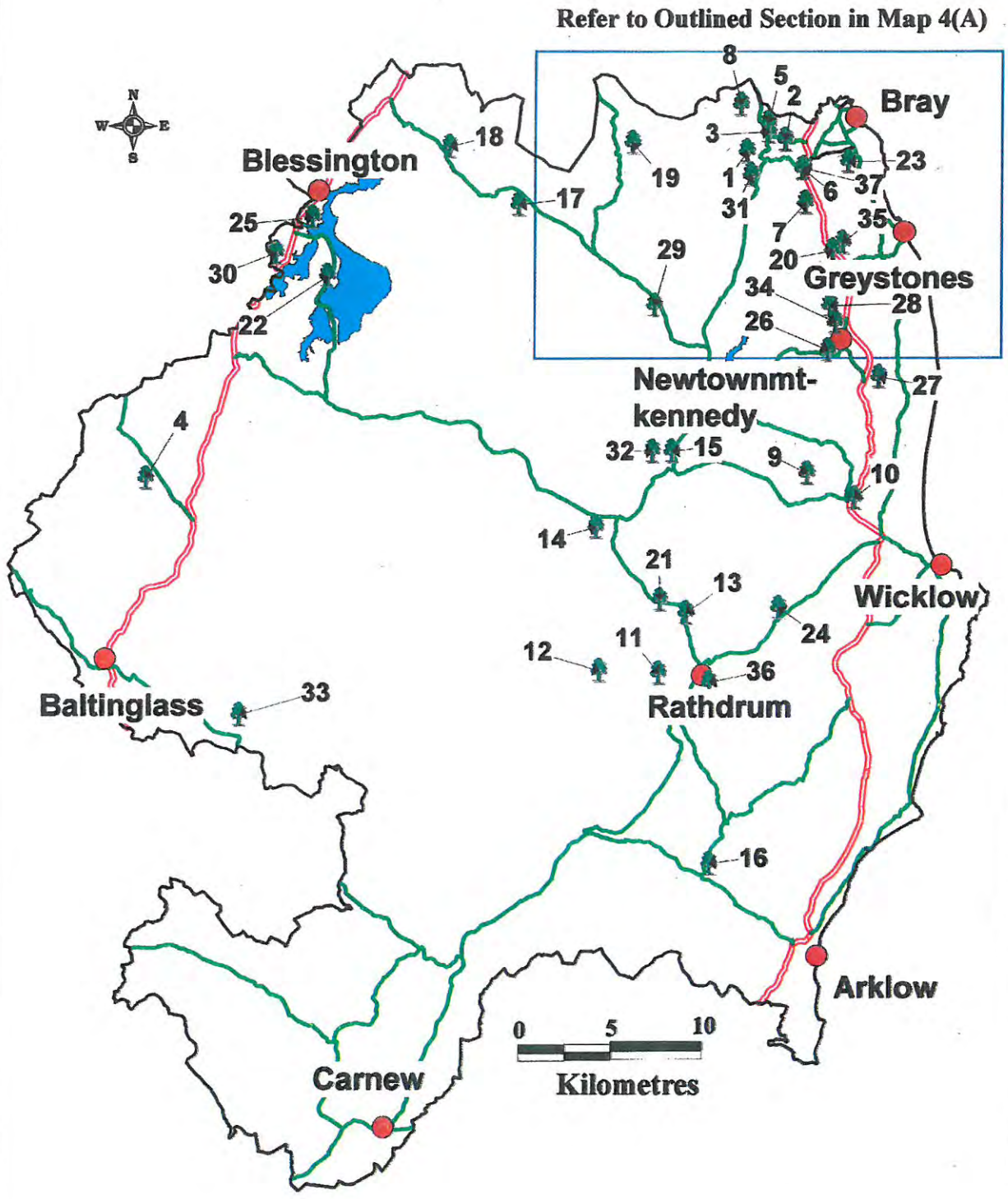
- Wicklow Settlements
- Major Routes
- Other Routes
- Townland Boundary
- Body of Water

Map 3 -- Areas Sensitive to Afforestation



- Urban Archaeological Potential
- Archaeological Site Buffer Area
- Area of Archaeological Significance
- Water Bodies
- Areas Preferred for Afforestation
- Area of Outstanding Natural Beauty
- Area of Special Amenity
- Vulnerable Aquifers
- Natural Heritage Areas
- Expanding Urban Areas

Map 4 Amenity Trees & Woodlands



MAP 4 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

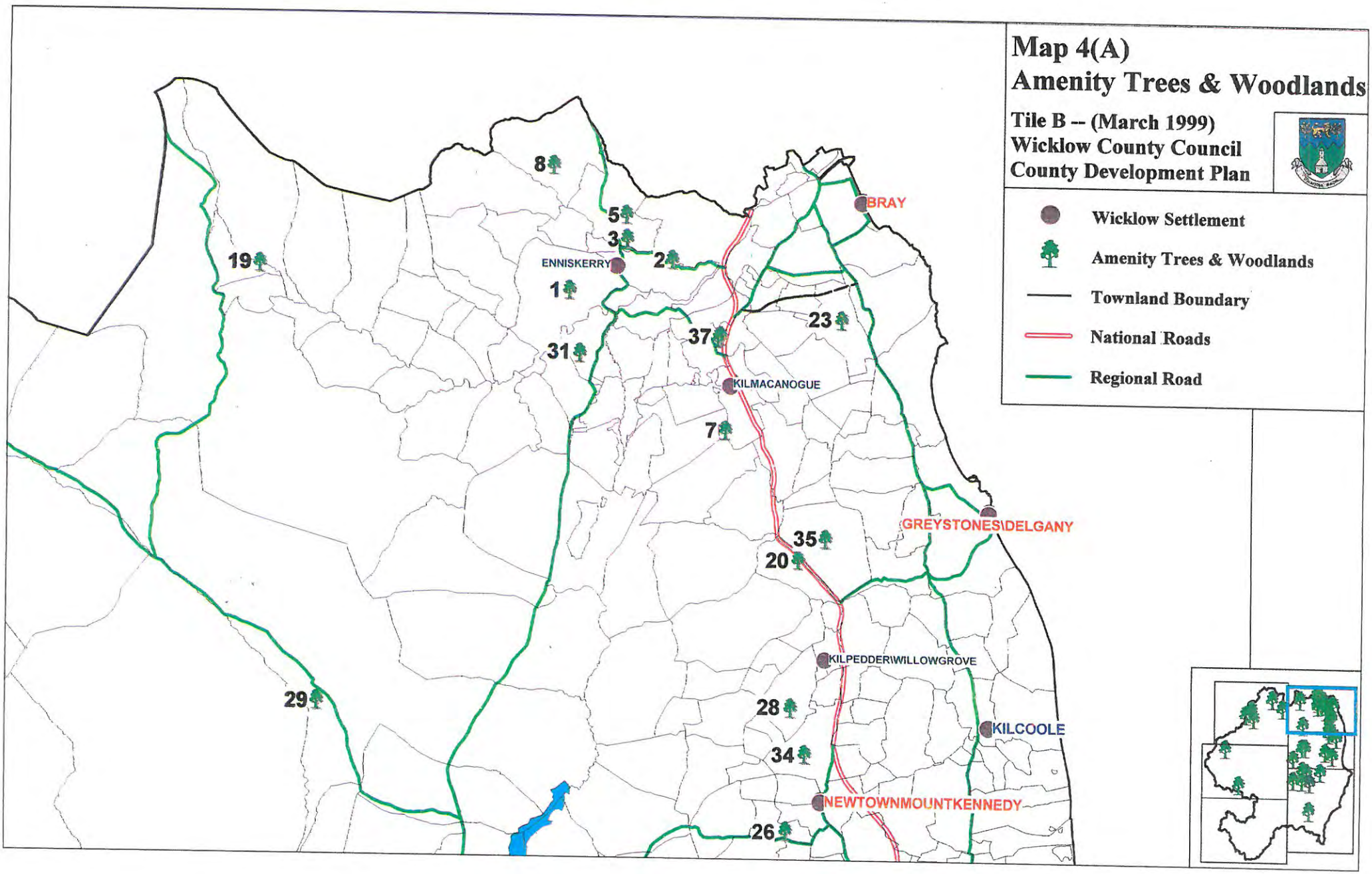
NOTE : See Schedule 1
(Page 81)

Amenity Trees & Woodlands

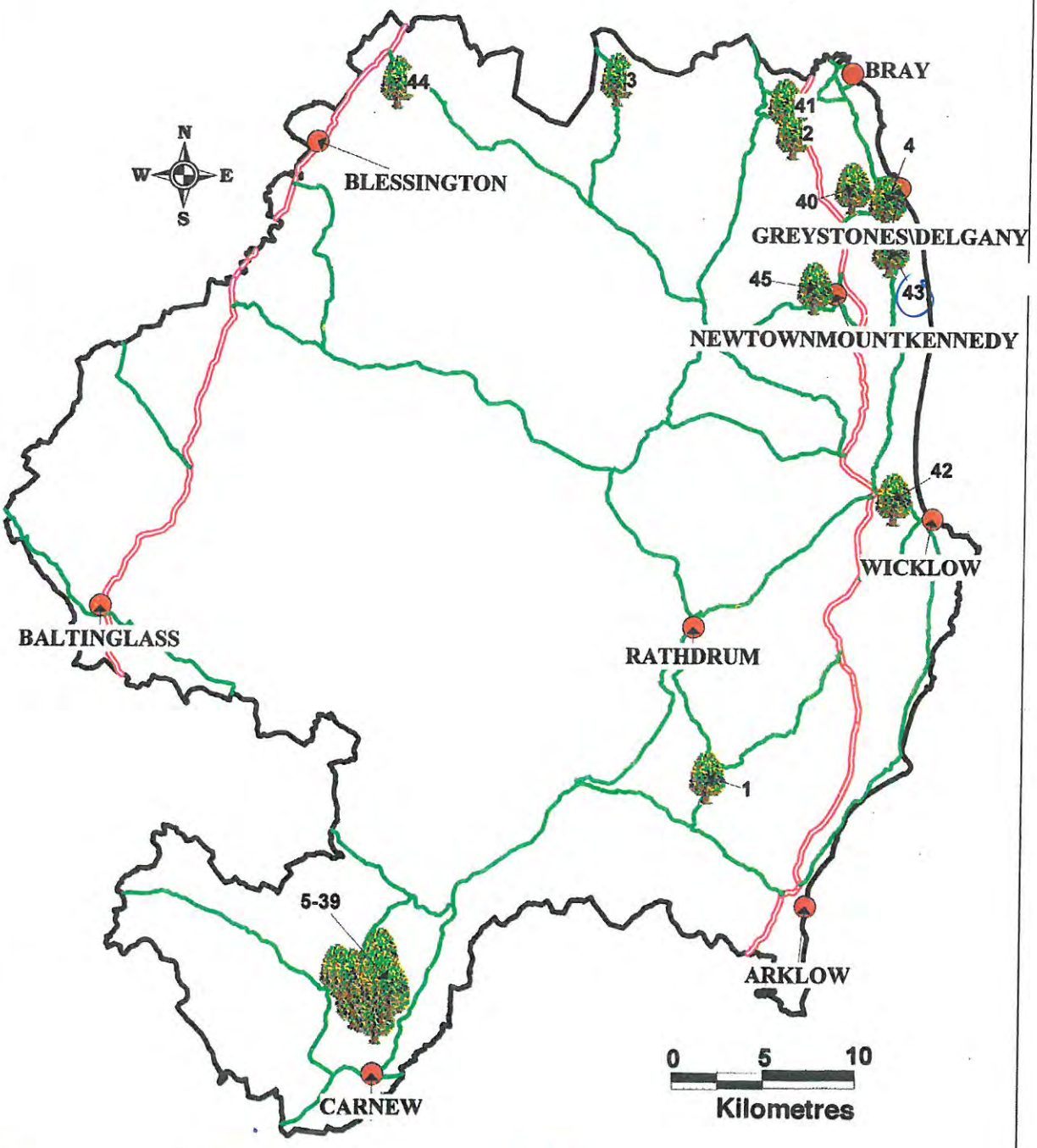
Primary Urban Areas

National Roads

Regional Road


Map 4(A)
Amenity Trees & Woodlands
Tile B -- (March 1999)
Wicklow County Council
County Development Plan
Wicklow Settlement
Amenity Trees & Woodlands
Townland Boundary
National Roads
Regional Road
BRAY
ENNISKERRY
KILMACANOGUE
GREYSTONES\DELGANY
KILPEDDER\WILLOWGROVE
KILCOOLE
NEWTOWNMOUNTKENNEDY
8
5
3
2
19
1
23
37
31
7
35
20
29
28
34
26

Map 5 –
Trees, Groups of Trees and Woodlands subject to Tree Preservation Orders



MAP 5 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE: Numbers next to symbols refer to Map Reference Numbers in Schedule 2.

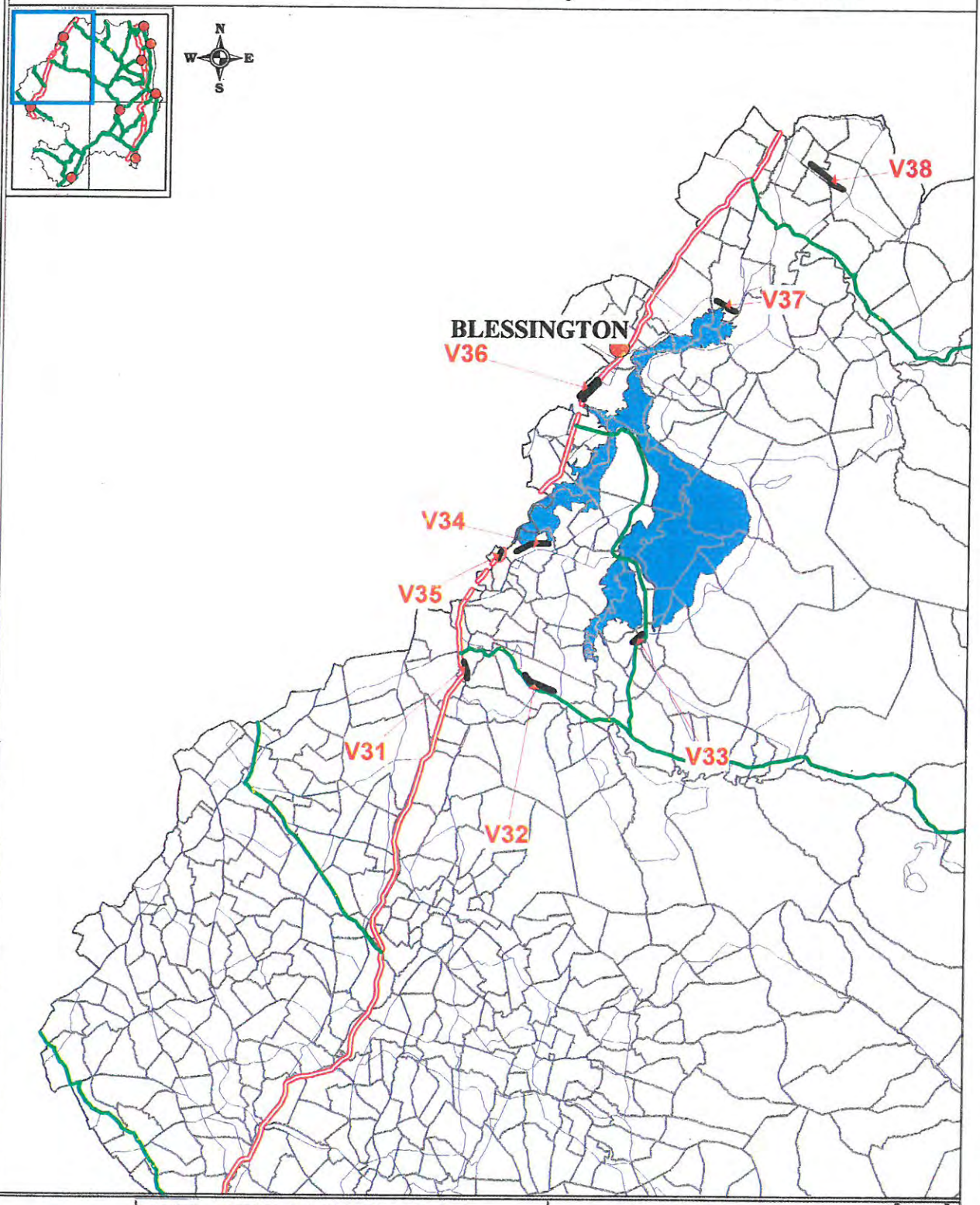
Amenity Trees & Woodlands

Primary Urban Areas

National Road

Regional Road

Map 6A Views of Special Amenity Value or Interest

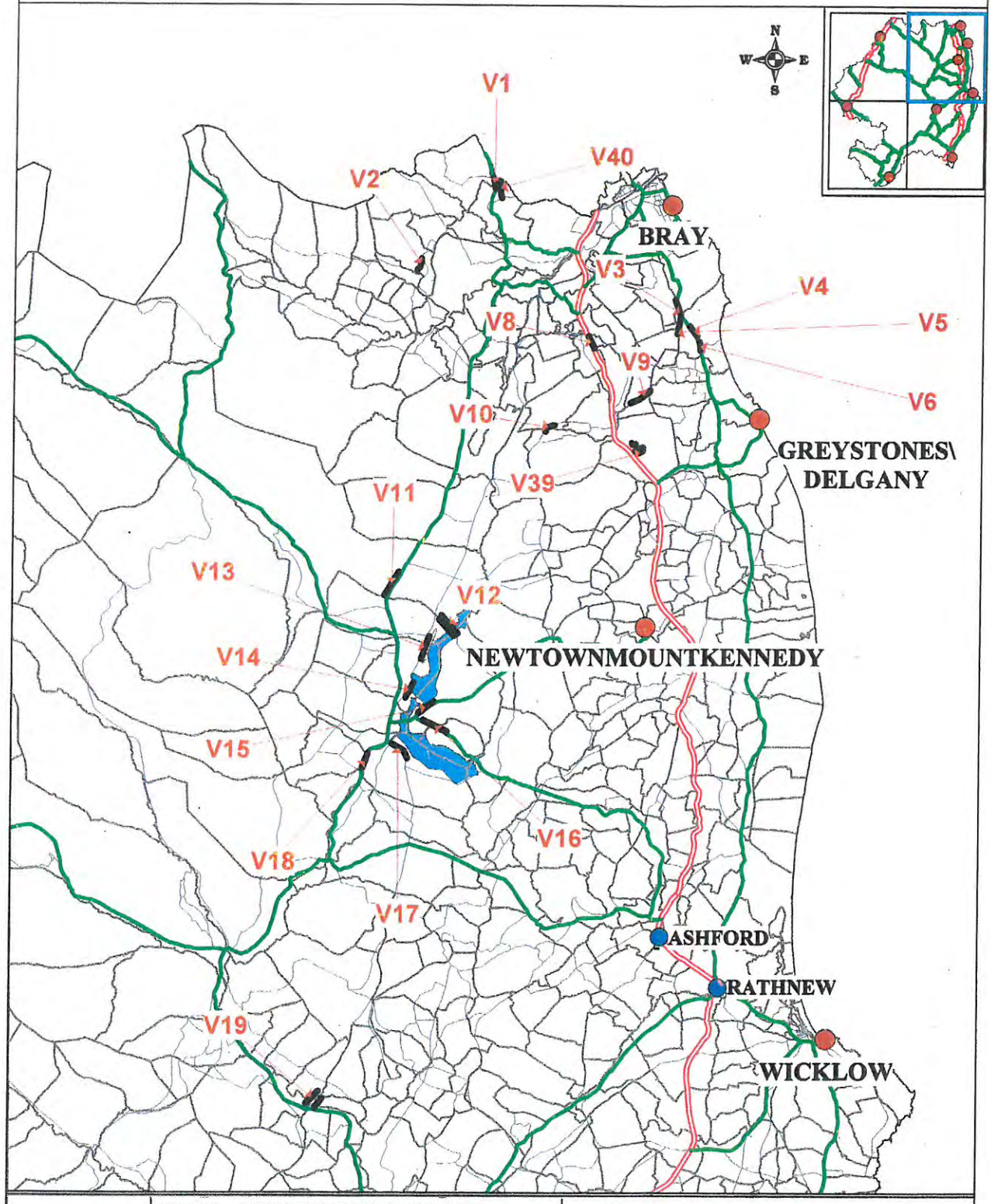


MAP 6A – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 3 (Page 83)

- View of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body
- Townland Boundary
- National Road
- Regional Road
- County Road

Map 6B Views of Special Amenity Value or Interest

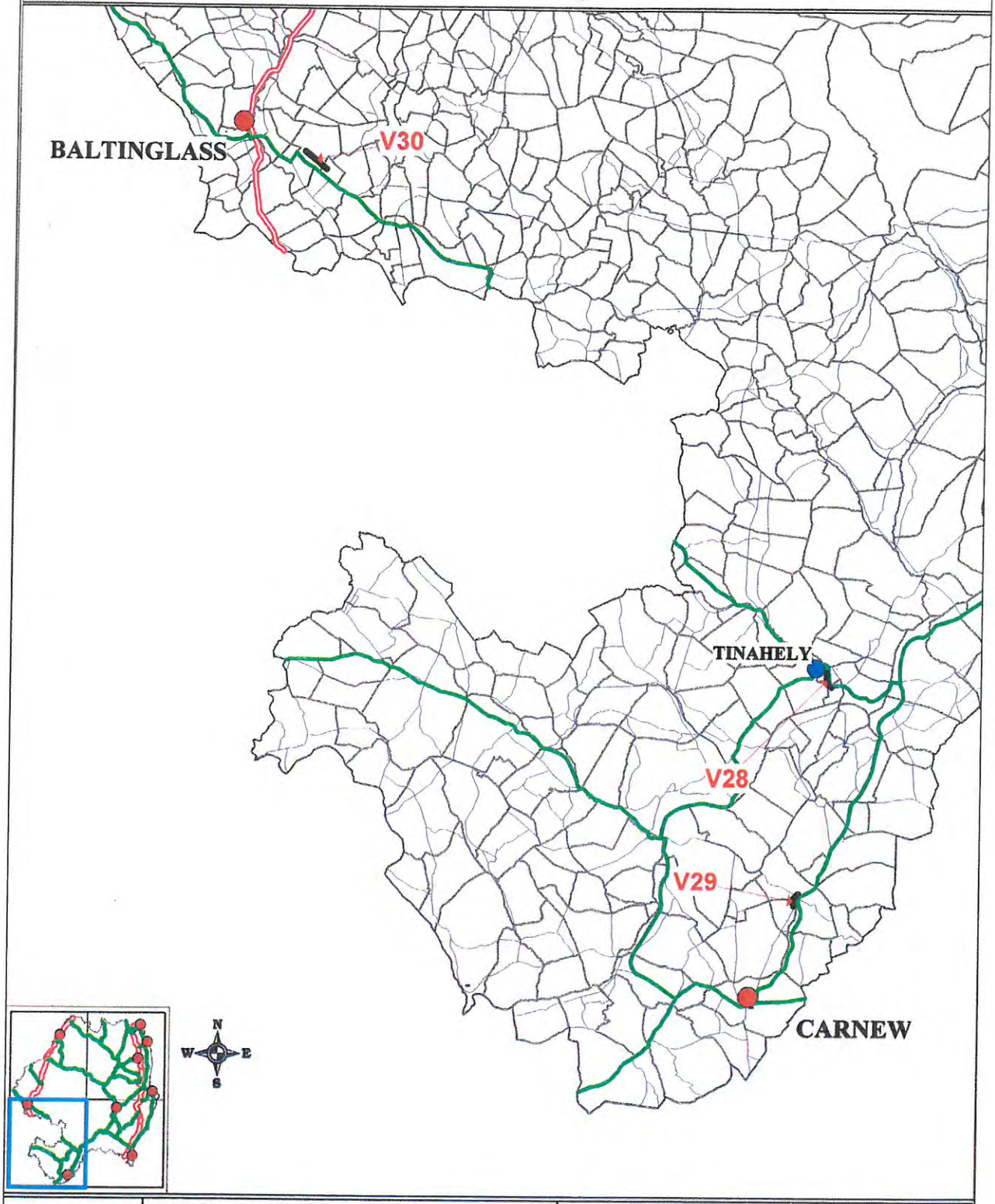


MAP 6B – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 3

- View of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body
- Townland Boundary
- National Road
- Regional Road
- County Road

Map 6C Views of Special Amenity Value or Interest



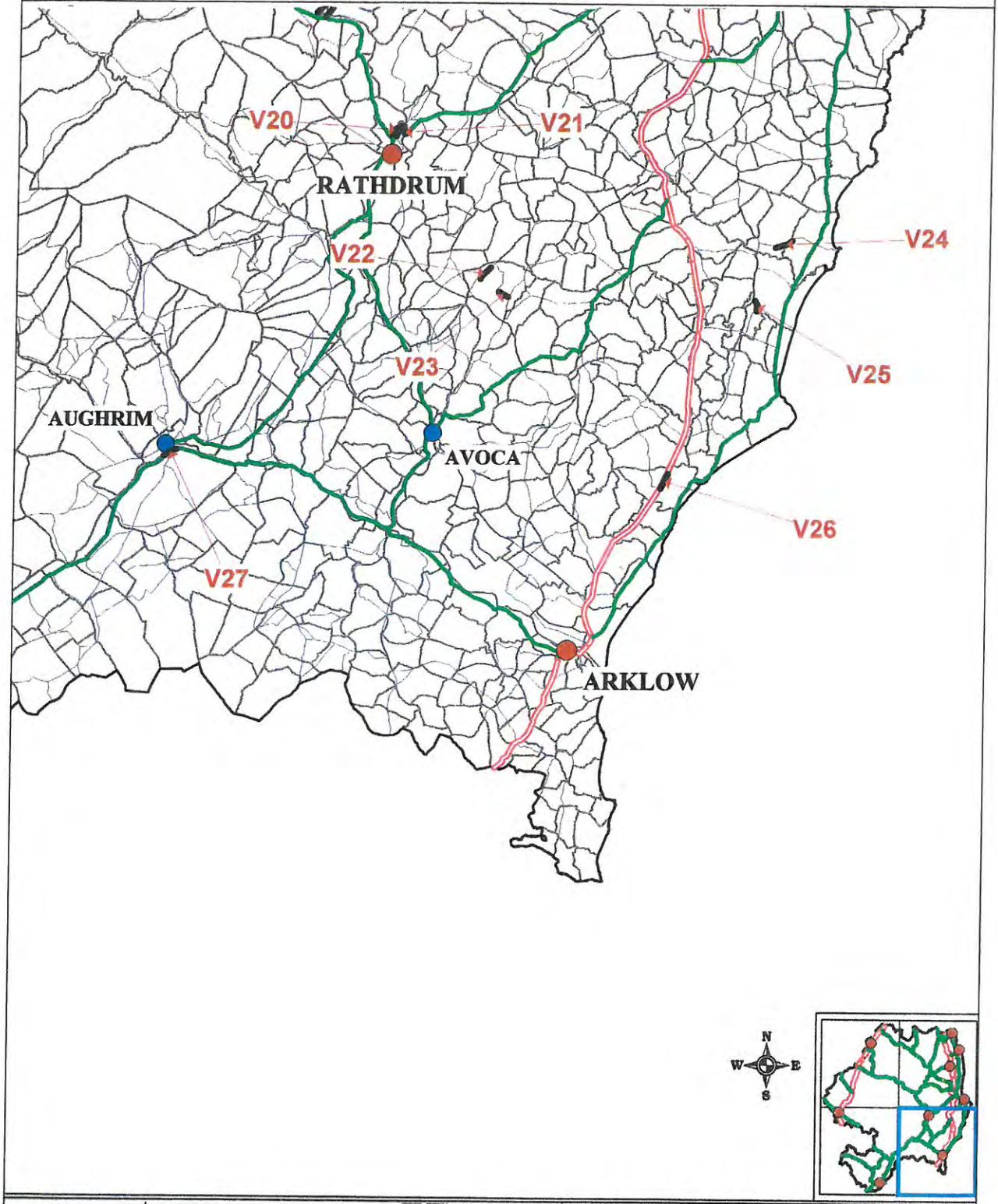
MAP 6C – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- View of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body

NOTE : See Schedule 3

- Townland Boundary
- National Road
- Regional Road
- County Road

Map 6D Views of Special Amenity Value or Interest

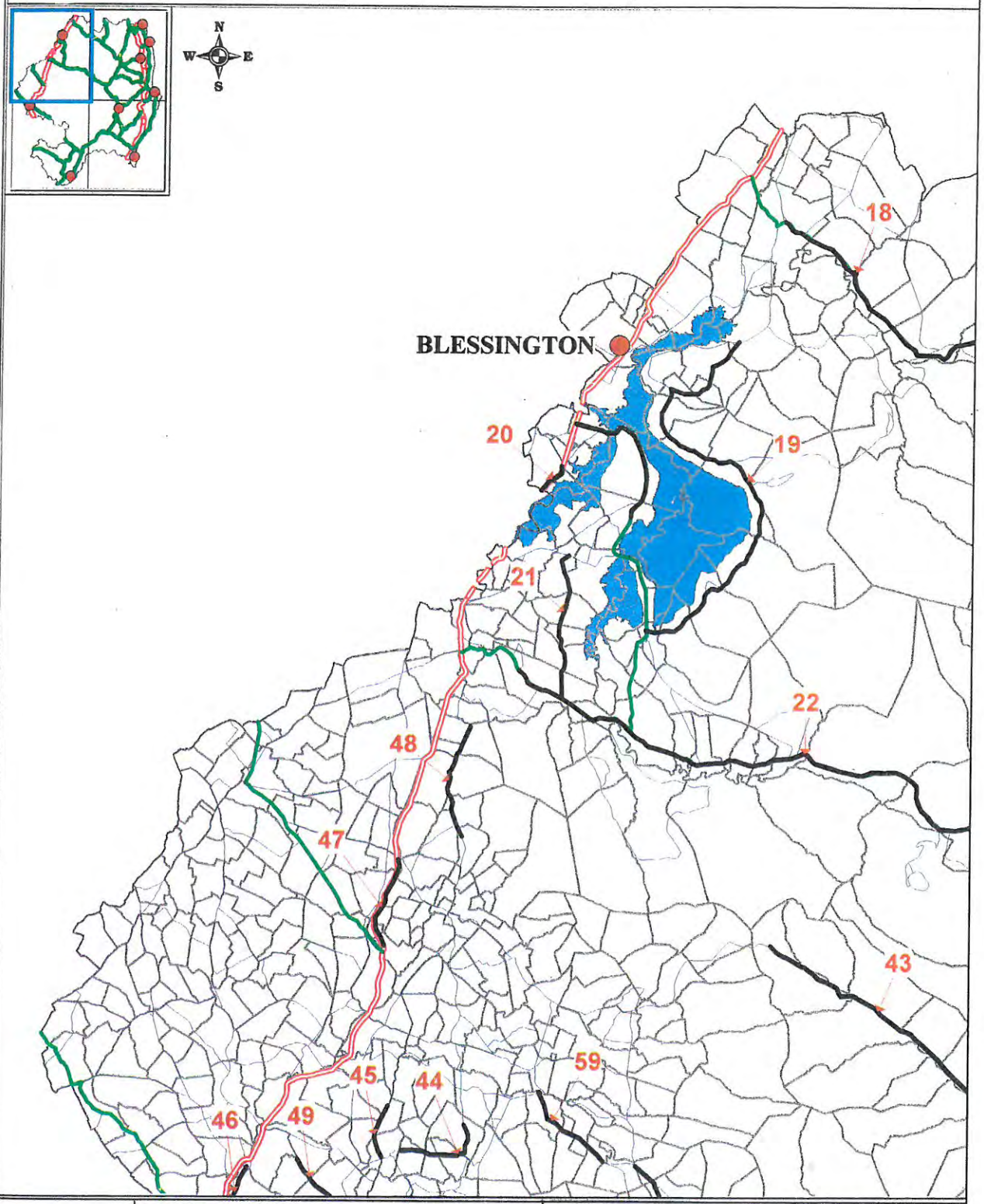


MAP 6D -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 3

- View of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body
- Townland Boundary
- National Road
- Regional Road
- County Road

Map 7A Prospects of Special Amenity Value or Interest



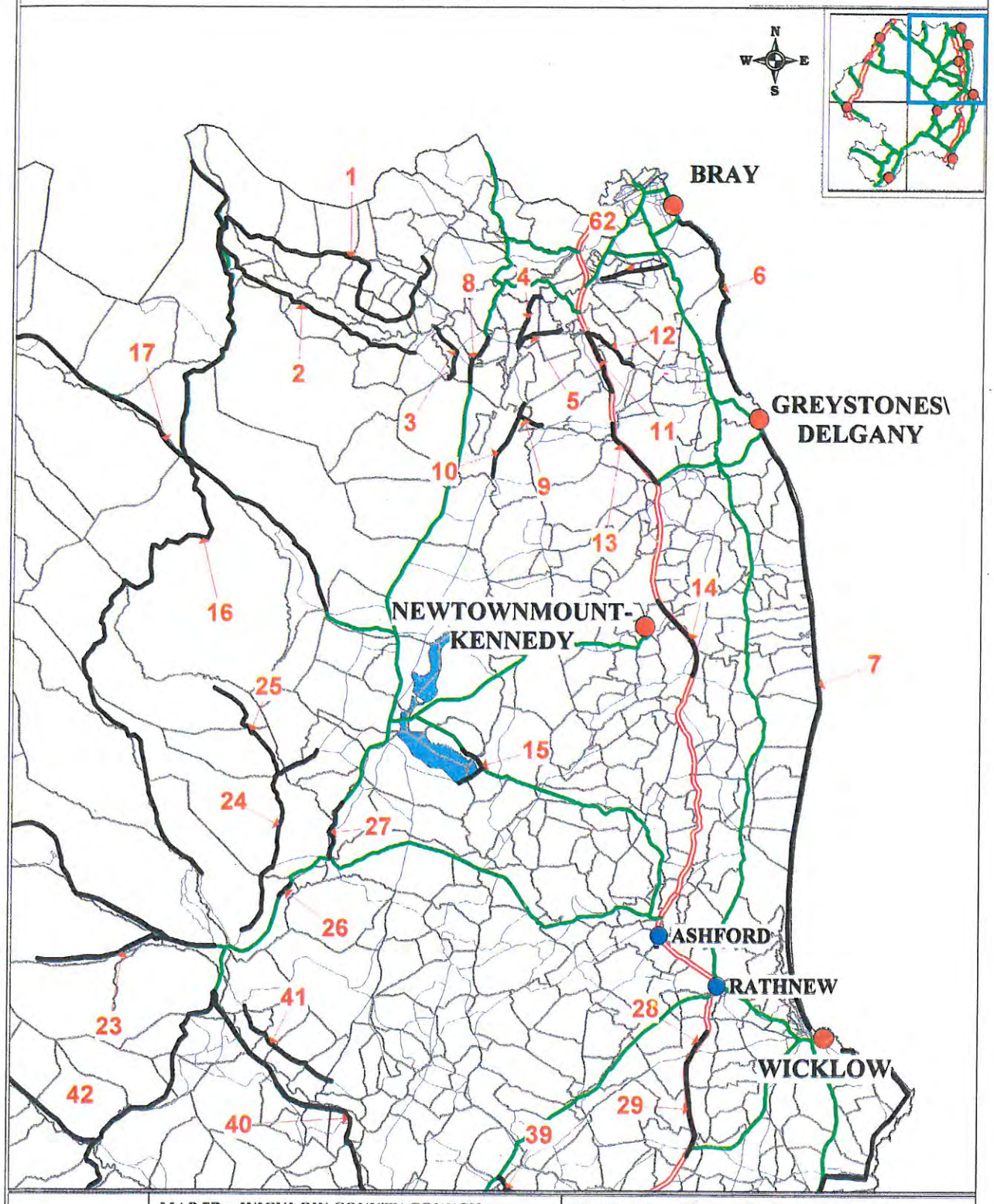
MAP 7A -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- View of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body

NOTE : See Schedule 4 (page 84)

- Townland Boundary
- National Road
- Regional Road
- County Road

Map 7B Prospects of Special Amenity Value or Interest



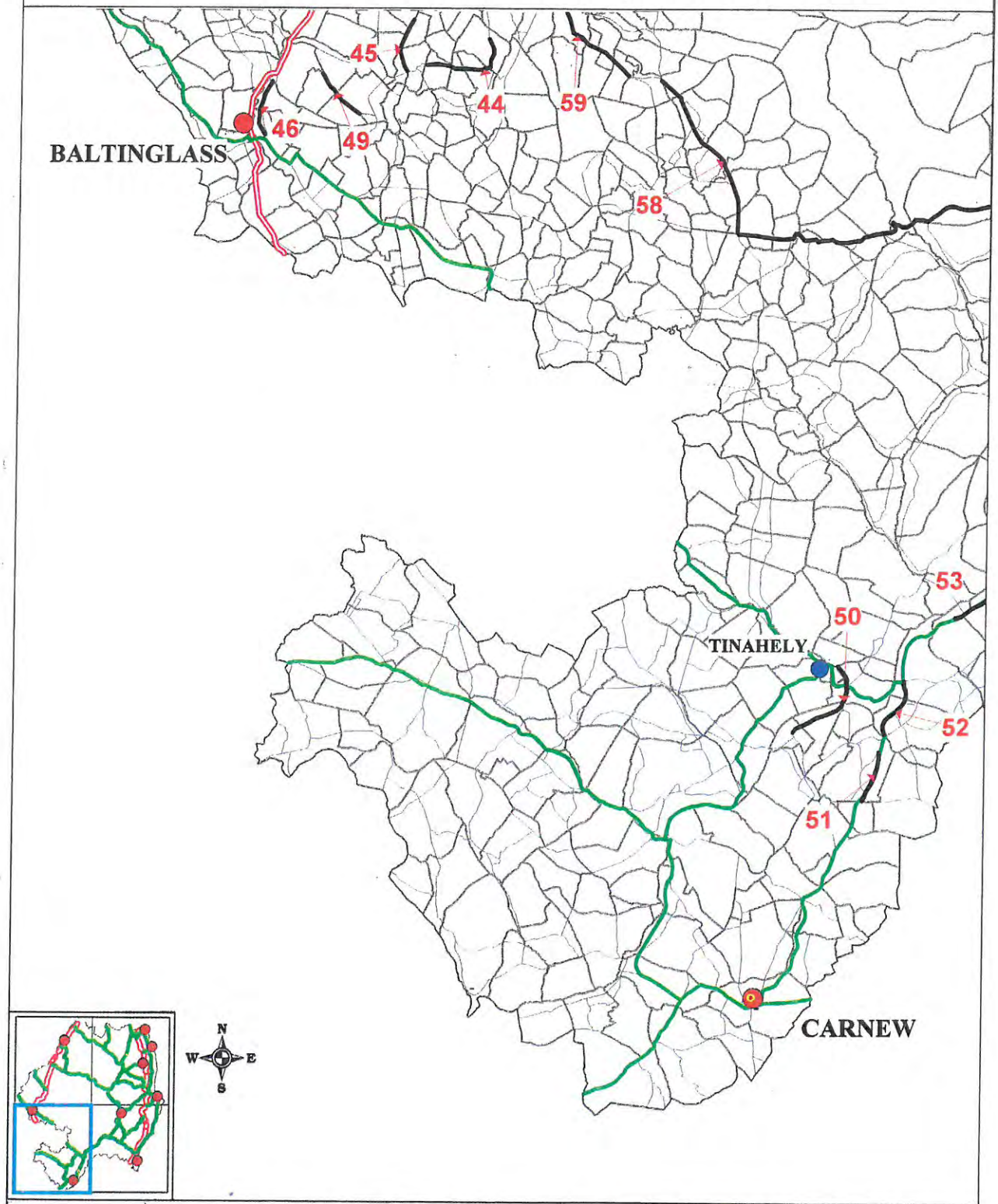
MAP 7B -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- View of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body

NOTE : See Schedule 4

- Townland Boundary
- National Road
- Regional Road
- County Road

Map 7C Prospects of Special Amenity Value or Interest

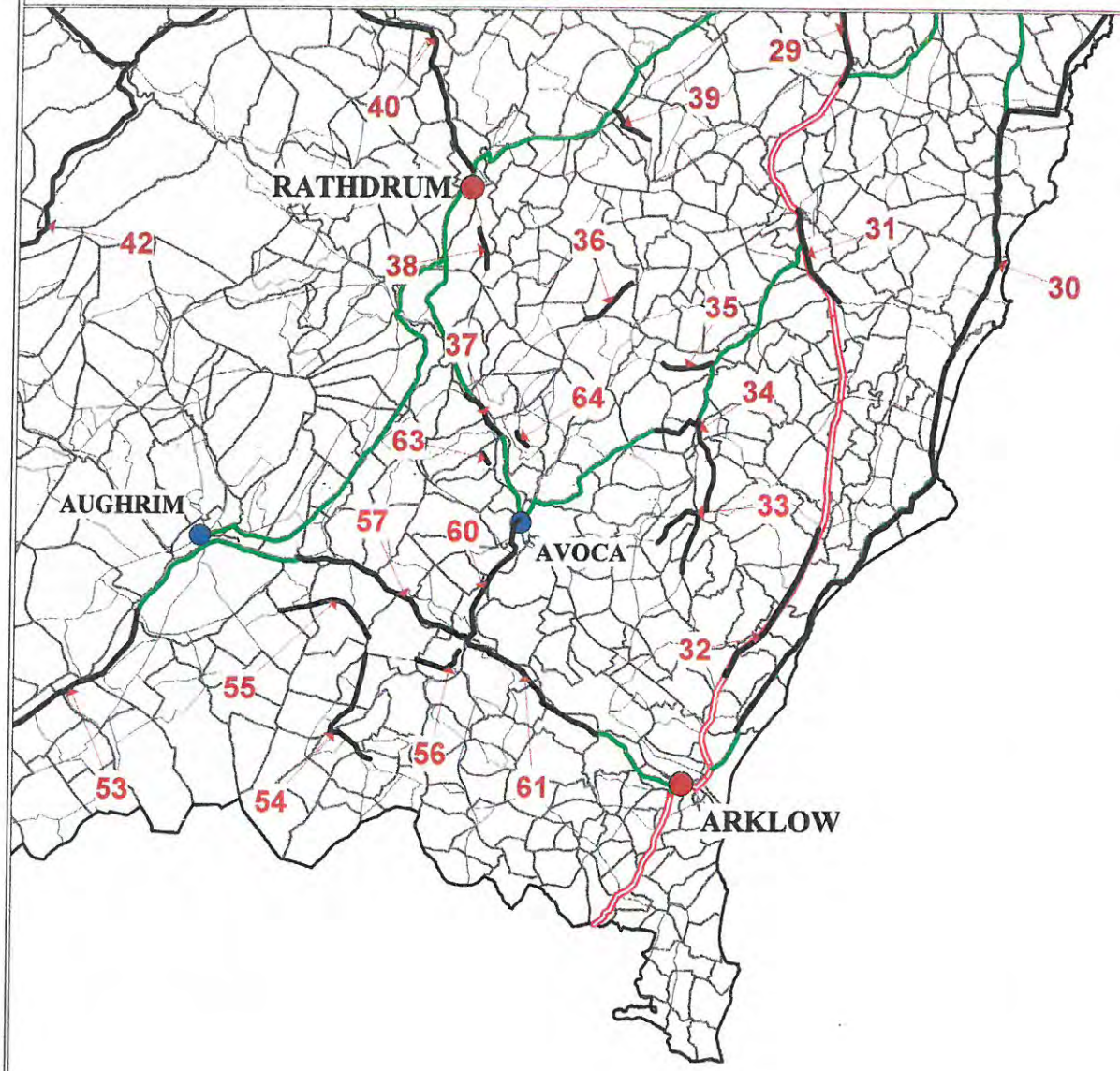


MAP 7C -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 4

- View of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body
- Townland Boundary
- National Road
- Regional Road
- County Road

Map 7D Prospects of Special Amenity Value or Interest



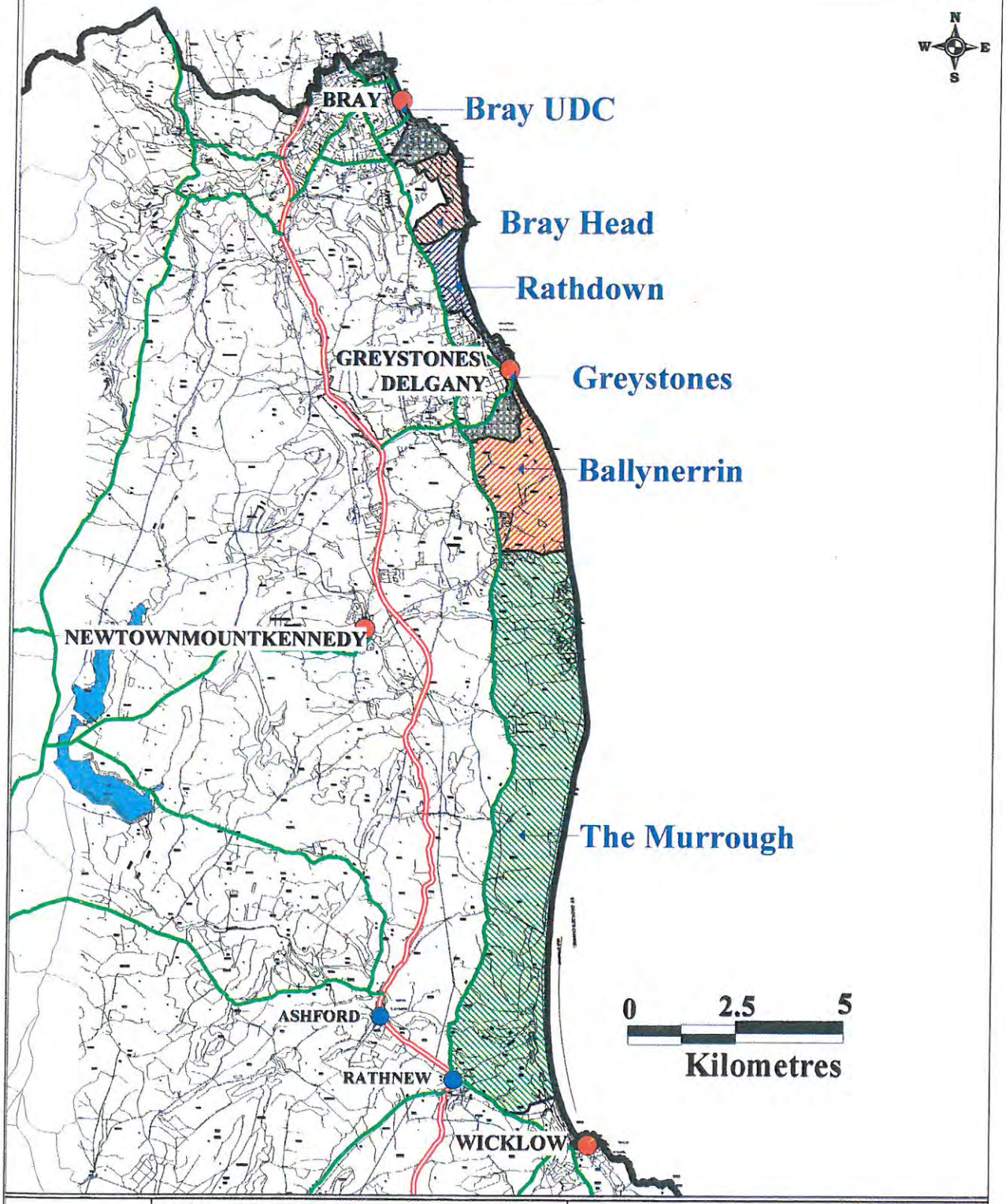
MAP 7D -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Prospect of Special Amenity
- Primary Urban Area
- Secondary Urban Area
- Water Body

NOTE : See Schedule 4

- Townland Boundary
- National Roads
- Regional Road
- County Road

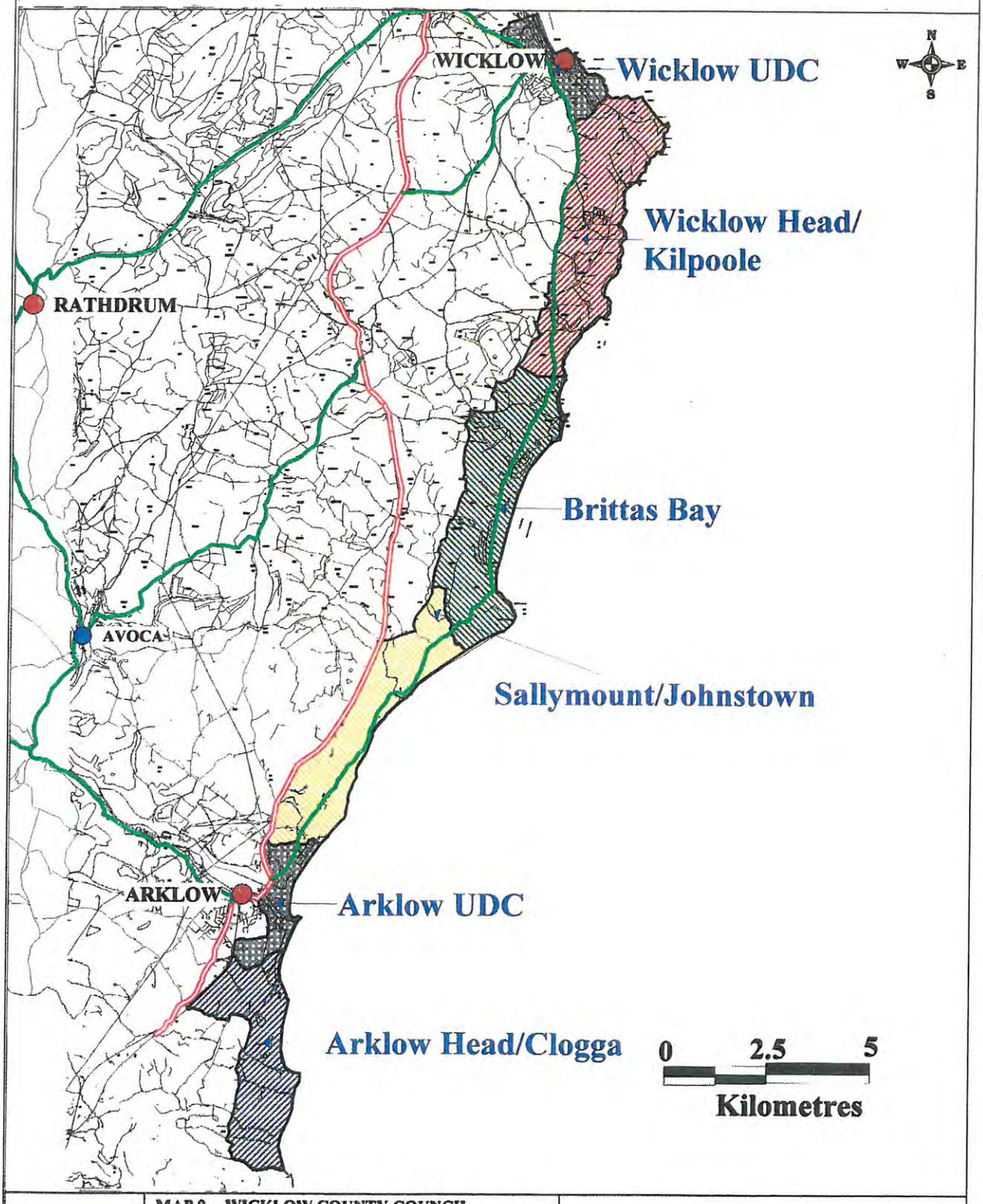
Map 8 Coastal Zone Strategy Cells - North



MAP 8 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

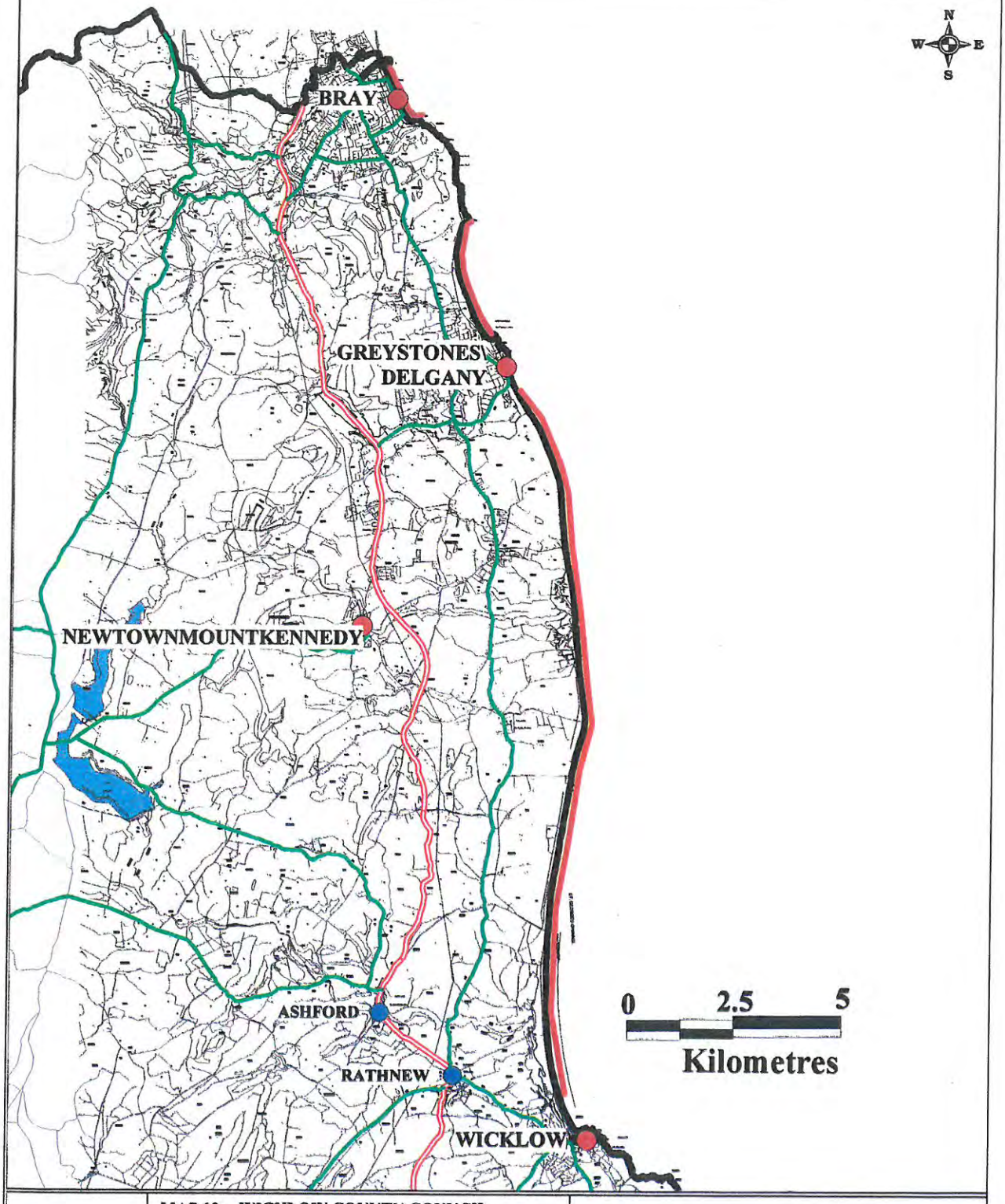
Map 9 Coastal Zone Strategy Cells - South



MAP 9 – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

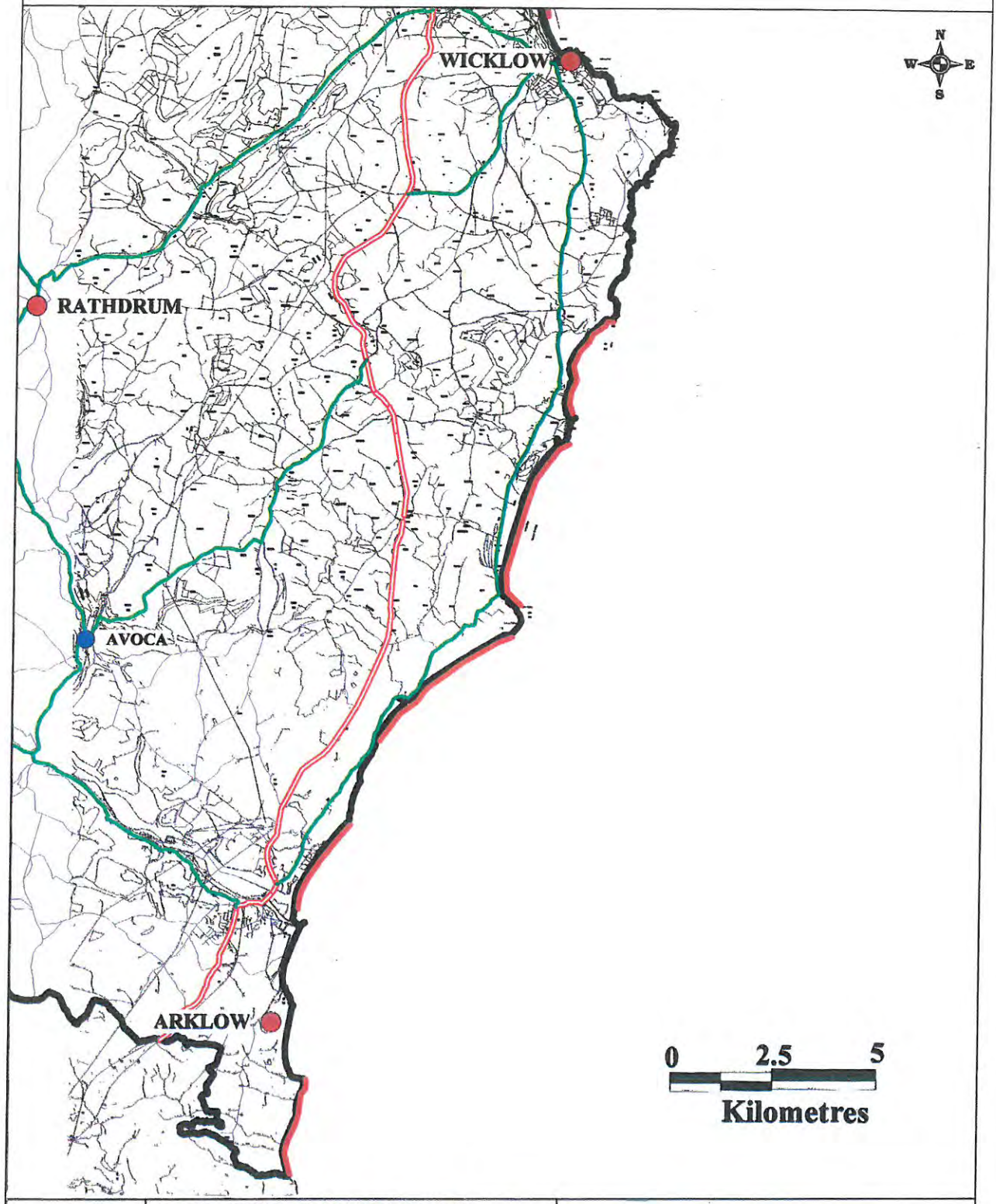
Map 10 Coastal Areas Prone to Erosion - North



MAP 10 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Areas Prone to Erosion
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

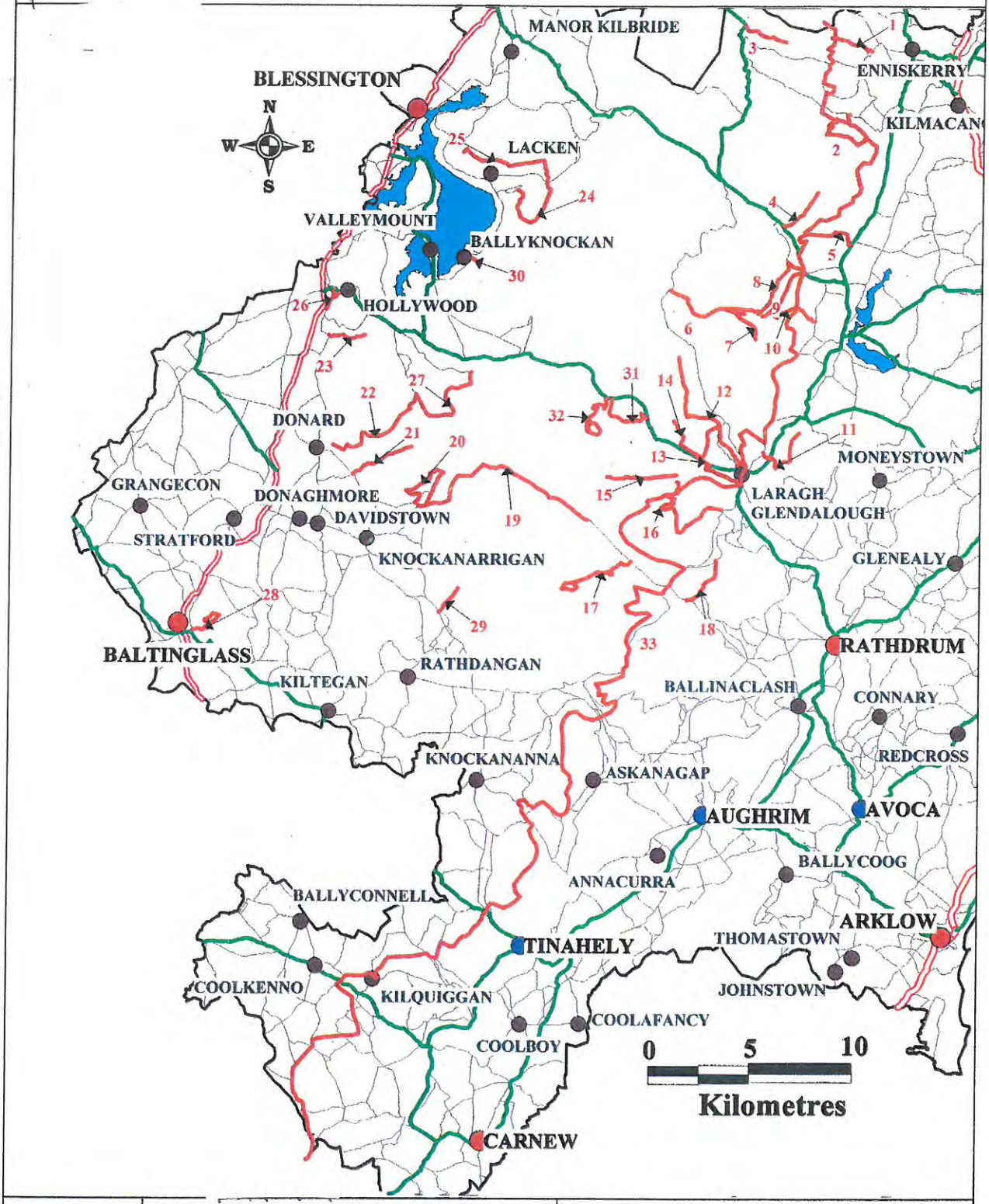
Map 11 Coastal Areas Prone to Erosion - South



MAP 9 – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Areas Prone to Erosion
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 12 Amenity Access Routes for Protection



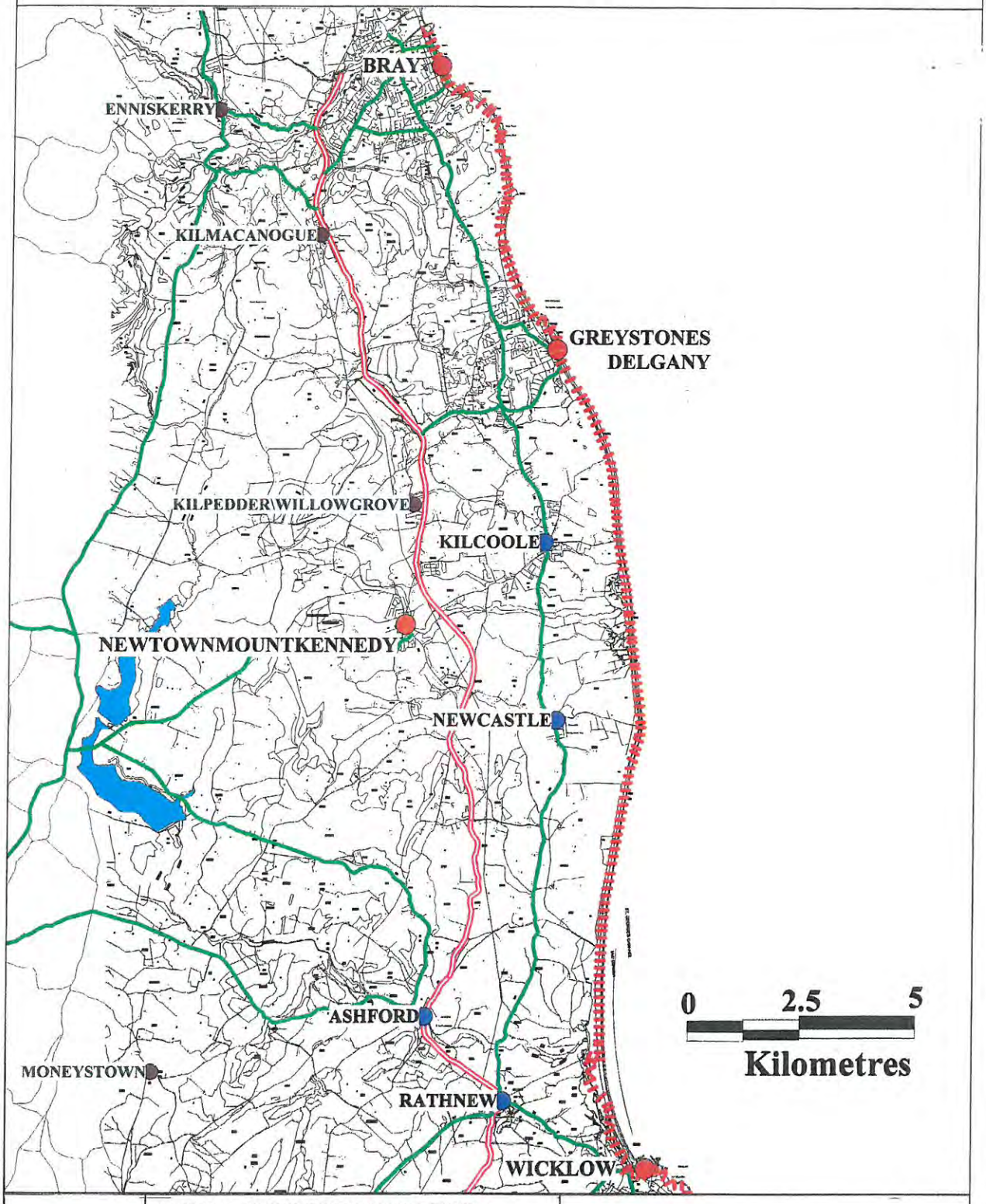
MAP 12 - WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN ~~(MARCH 1999)~~

- Primary Urban Area
- Secondary Urban Area
- Village
- Water Body

NOTE : See Schedule 5 (page 86)

- Access Route to Amenity Areas
- National Road
- Regional Road
- County Road

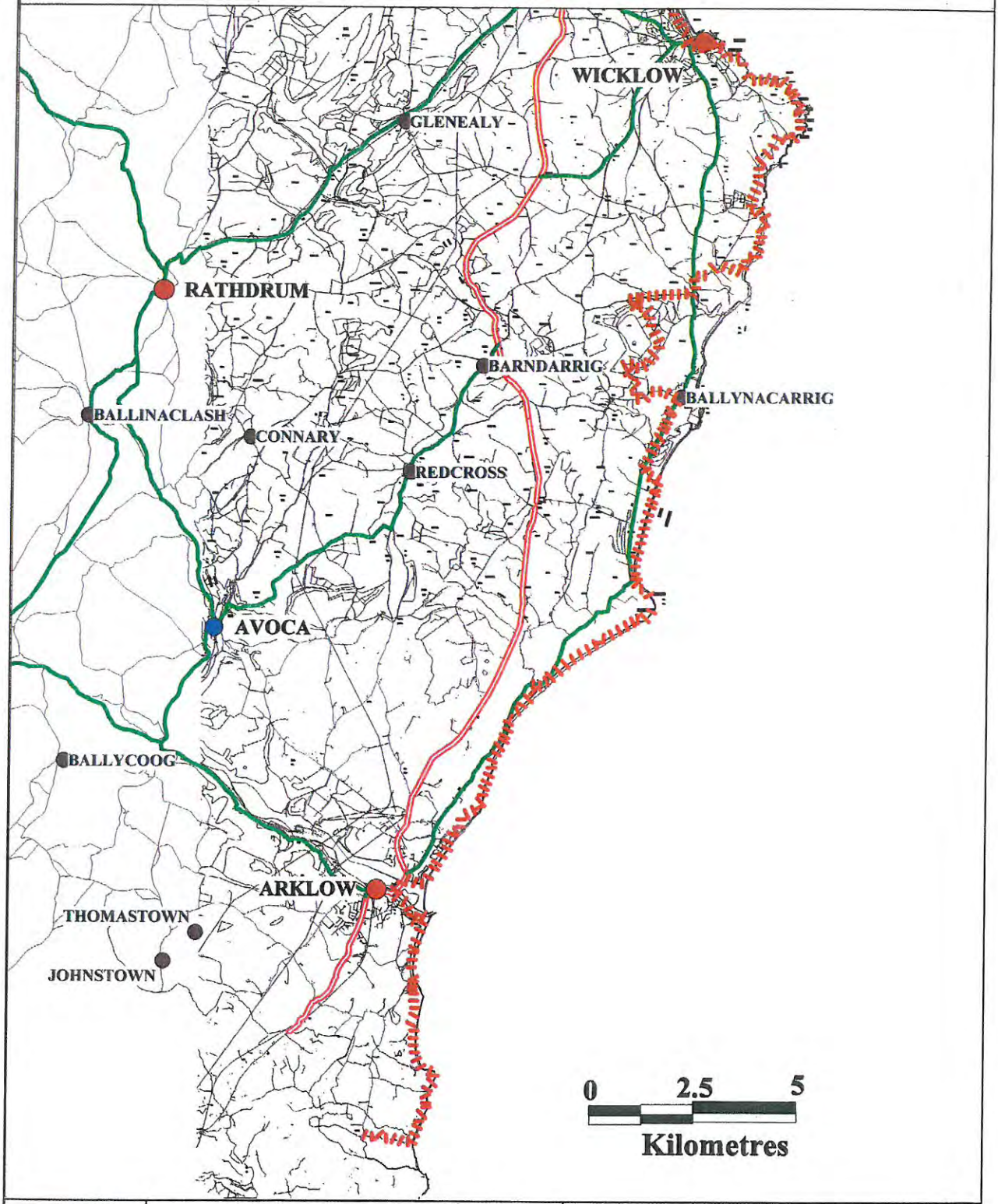
Map 13A Preliminary Route for Coastal Walking Route - North



MAP 13A -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Primary Urban Area
- Secondary Urban Area
- Village
- Water Body
- Preliminary Coastal Walking Route
- National Road
- Regional Road
- County Road

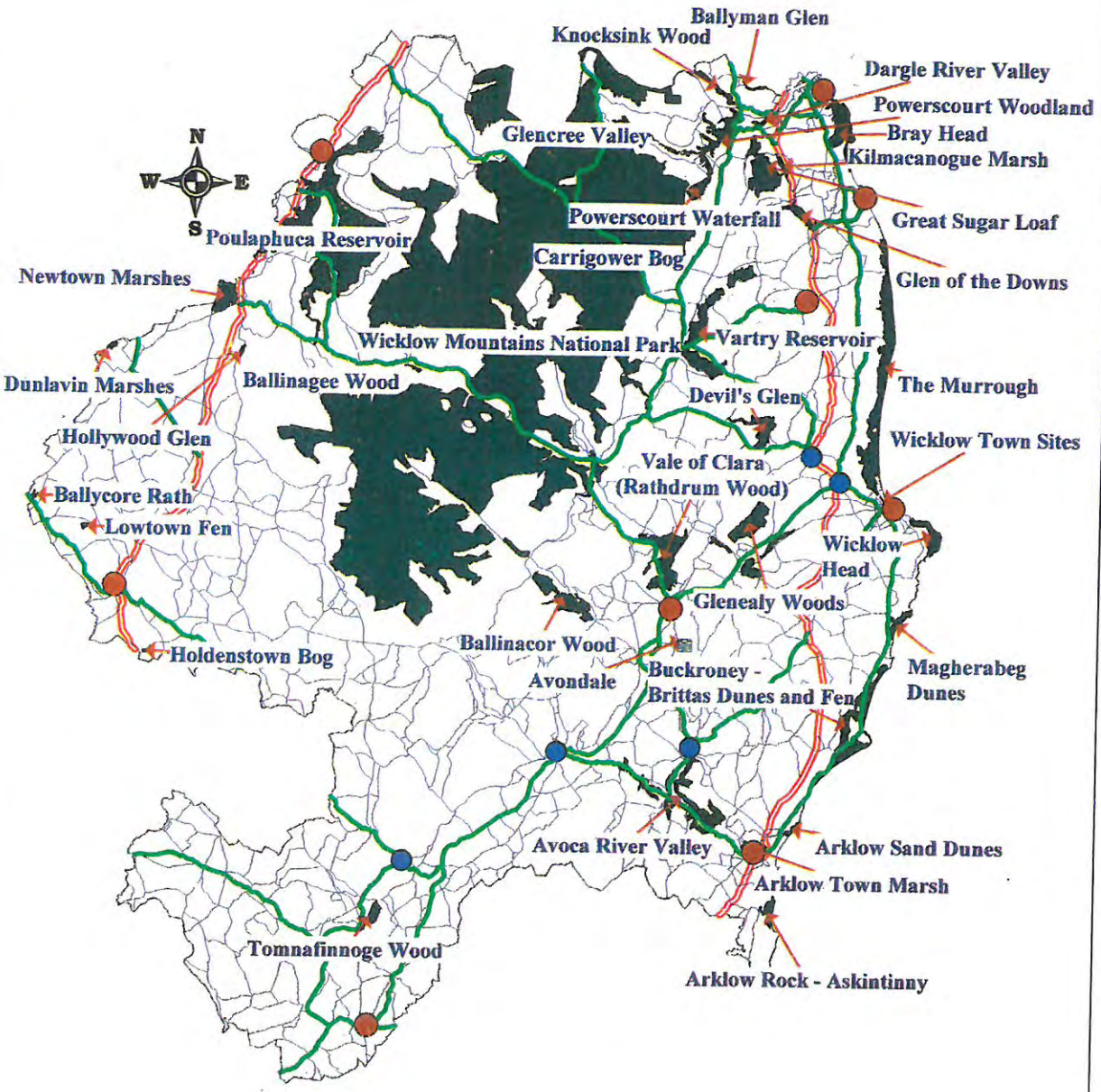
Map 13B Preliminary Route for Coastal Walking Route - South



MAP 13B -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Primary Urban Area
- Secondary Urban Area
- Village
- Water Body
- Preliminary Coastal Walking Route
- National Road
- Regional Road
- County Road

Map 14 Proposed Natural Heritage Areas

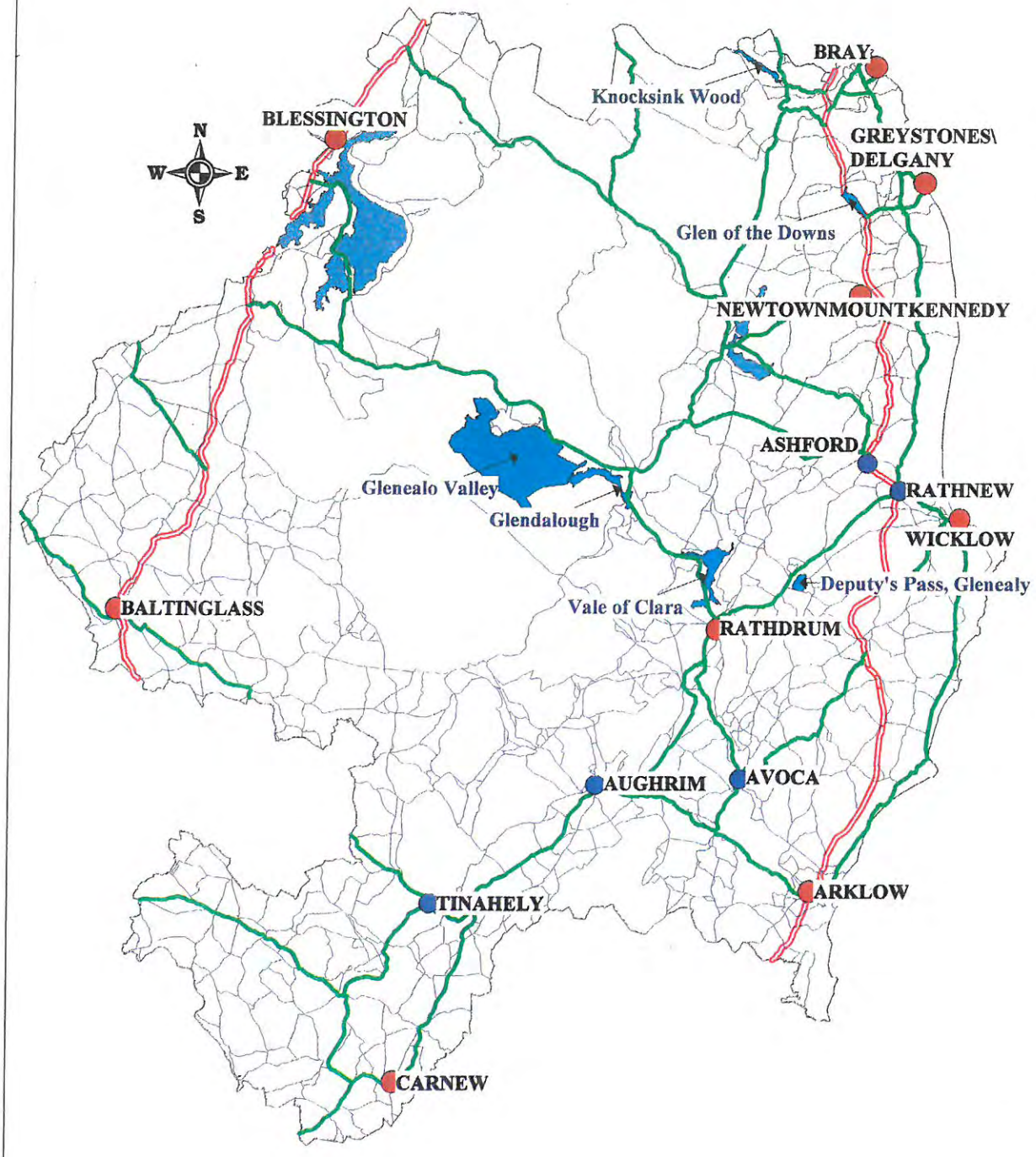


MAP 14 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 6 (page 87)

- Primary Urban Area
- Secondary Urban Area
- Proposed Natural Heritage Areas
- National Road
- Regional Road
- County Road

Map 15 Nature Reserves

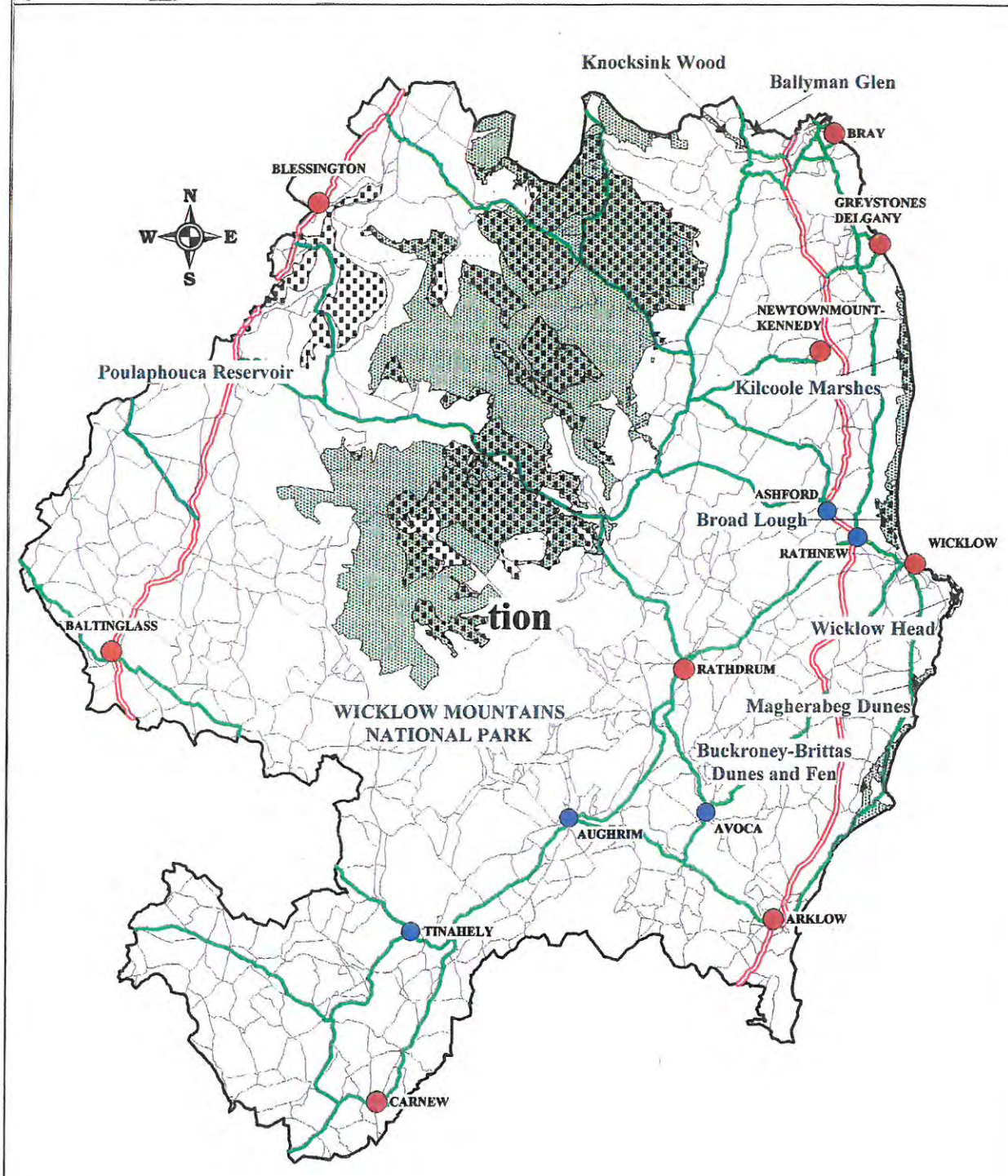


MAP 15 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 7 (page 87)

- Nature Reserve
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 16 Proposed & Candidate Special Protection Areas & Proposed Special Areas of Conservation

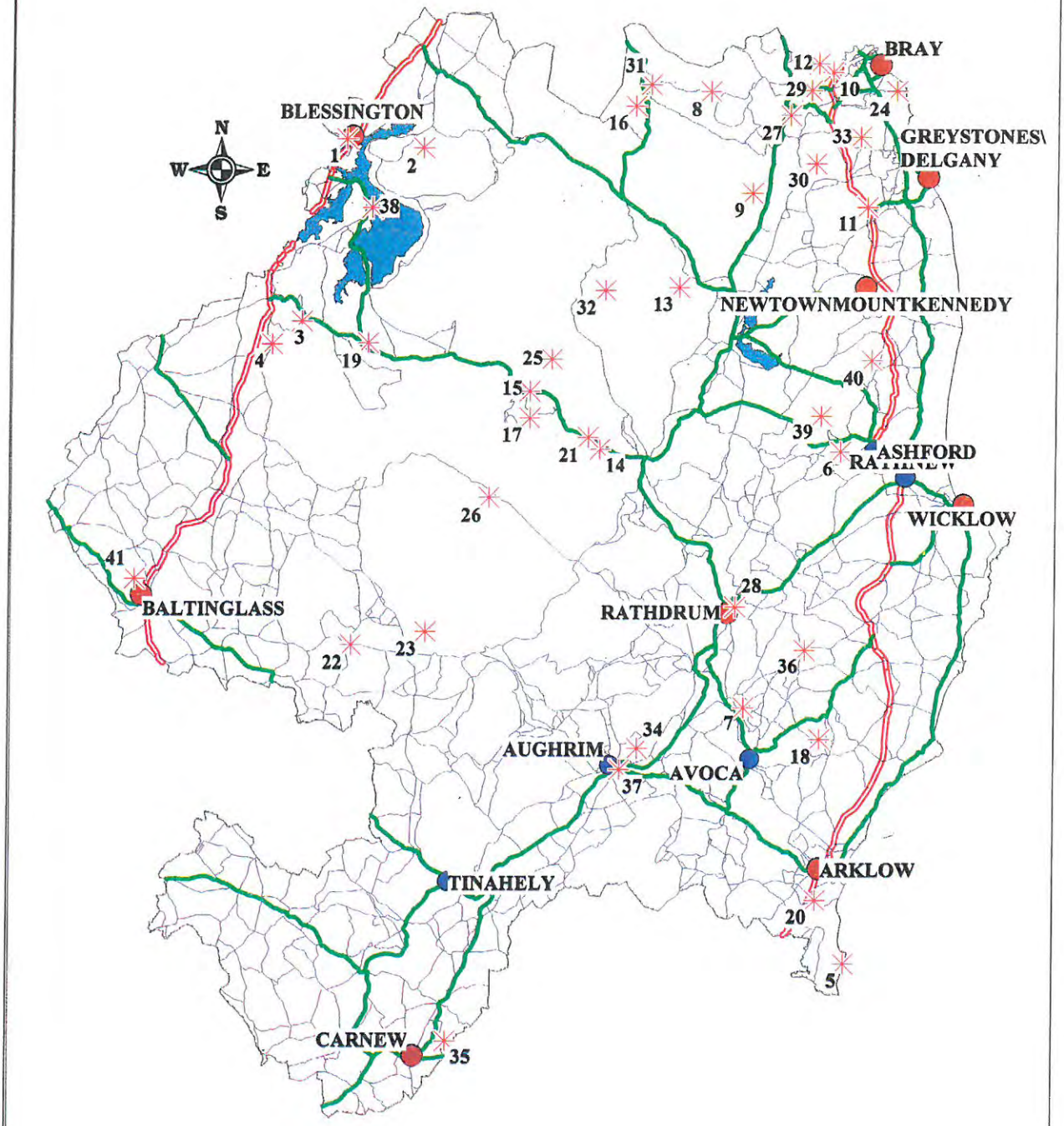


MAP 16 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 8 (page 88)

- Proposed or Candidate SPA
- Primary Urban Area
- Secondary Urban Area
- Proposed or Candidate SAC
- National Road
- Regional Road
- County Road

Map 17 Areas of Geological and Geomorphological Interest

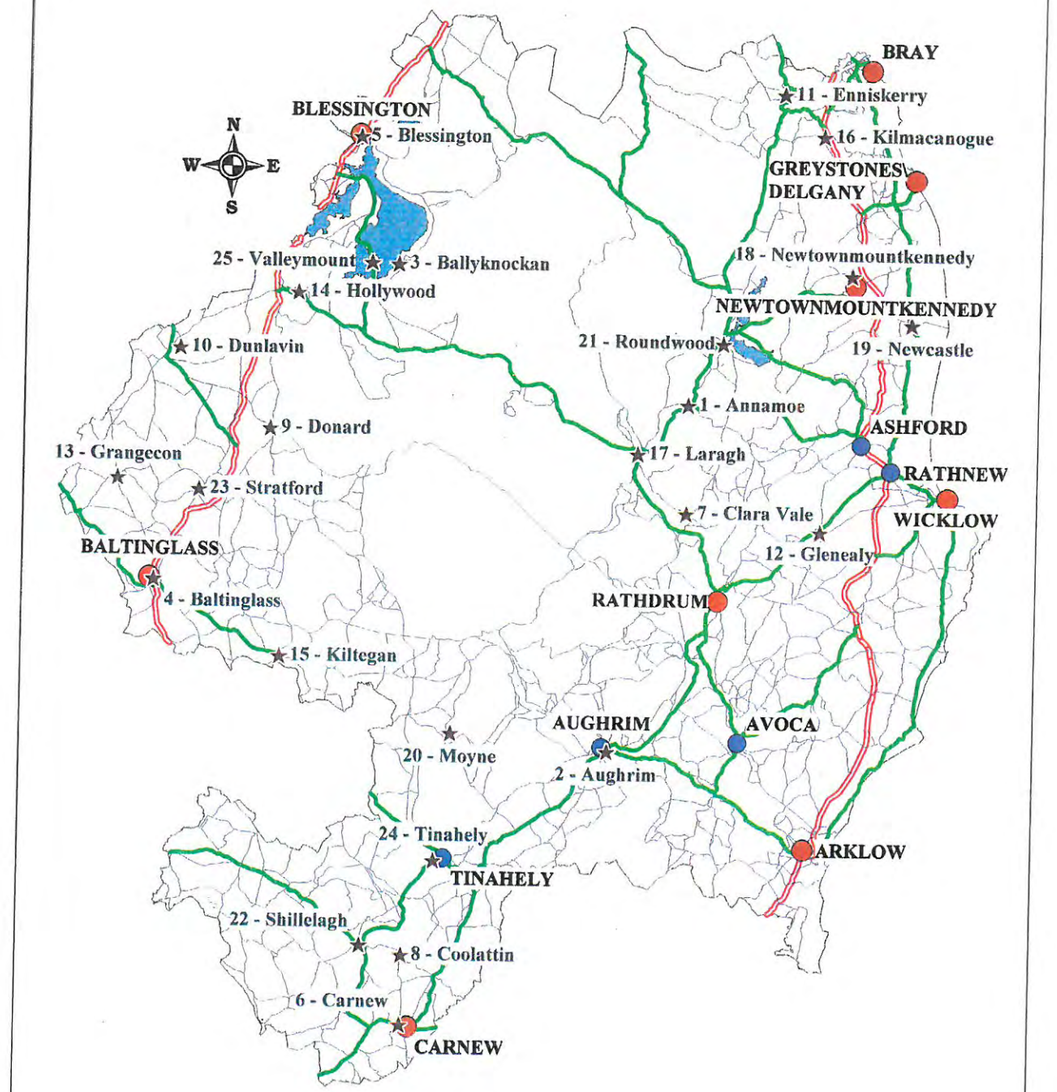


MAP 17 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 9 (page 89)

- Areas of Interest
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 18A Towns and Villages with Items Listed for Preservation

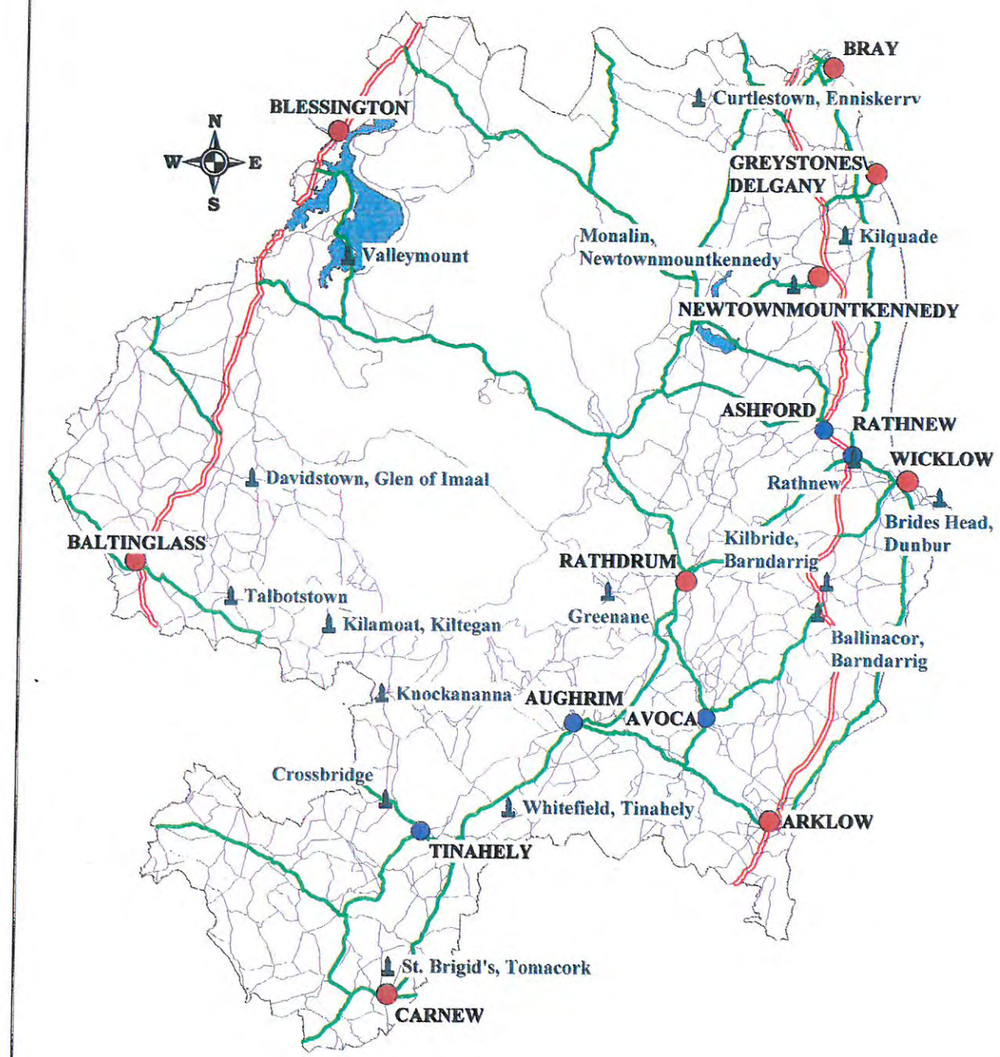


MAP 18A -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 10A (page 90)

- Towns or Villages with Listed Items
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 18B Roman Catholic Churches Listed for Preservation

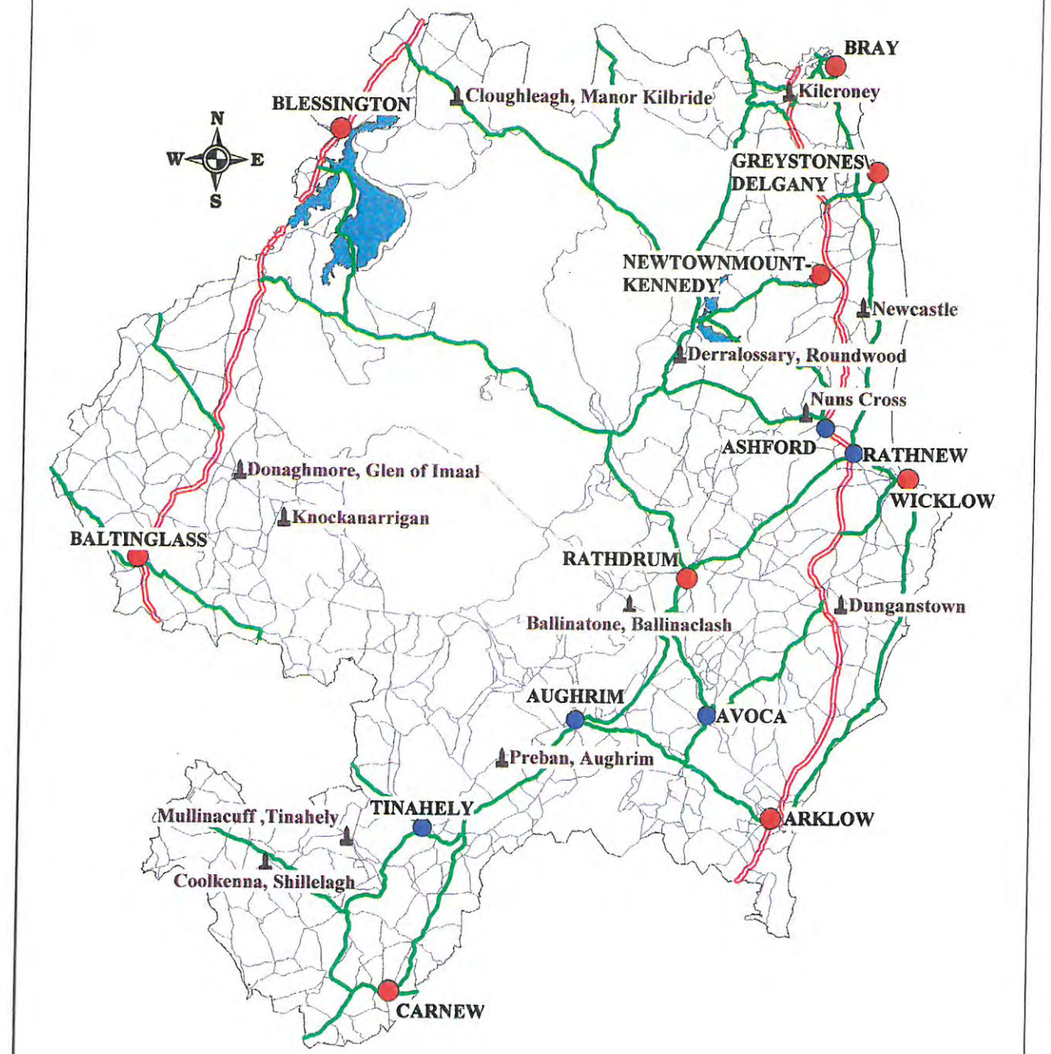


MAP 18B -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 10B

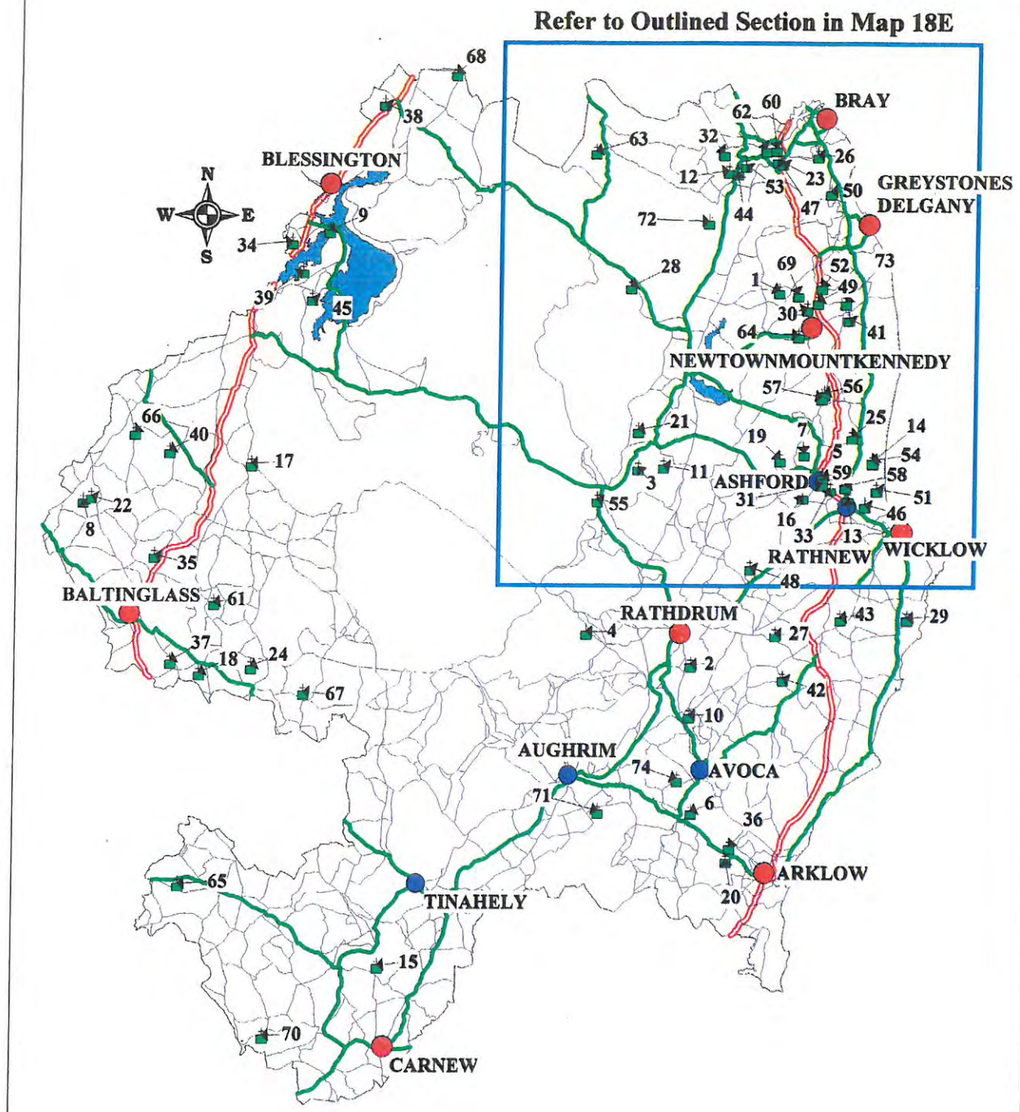
- Roman Catholic Church Listed for Preservation
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 18C Church of Ireland Churches Listed for Preservation



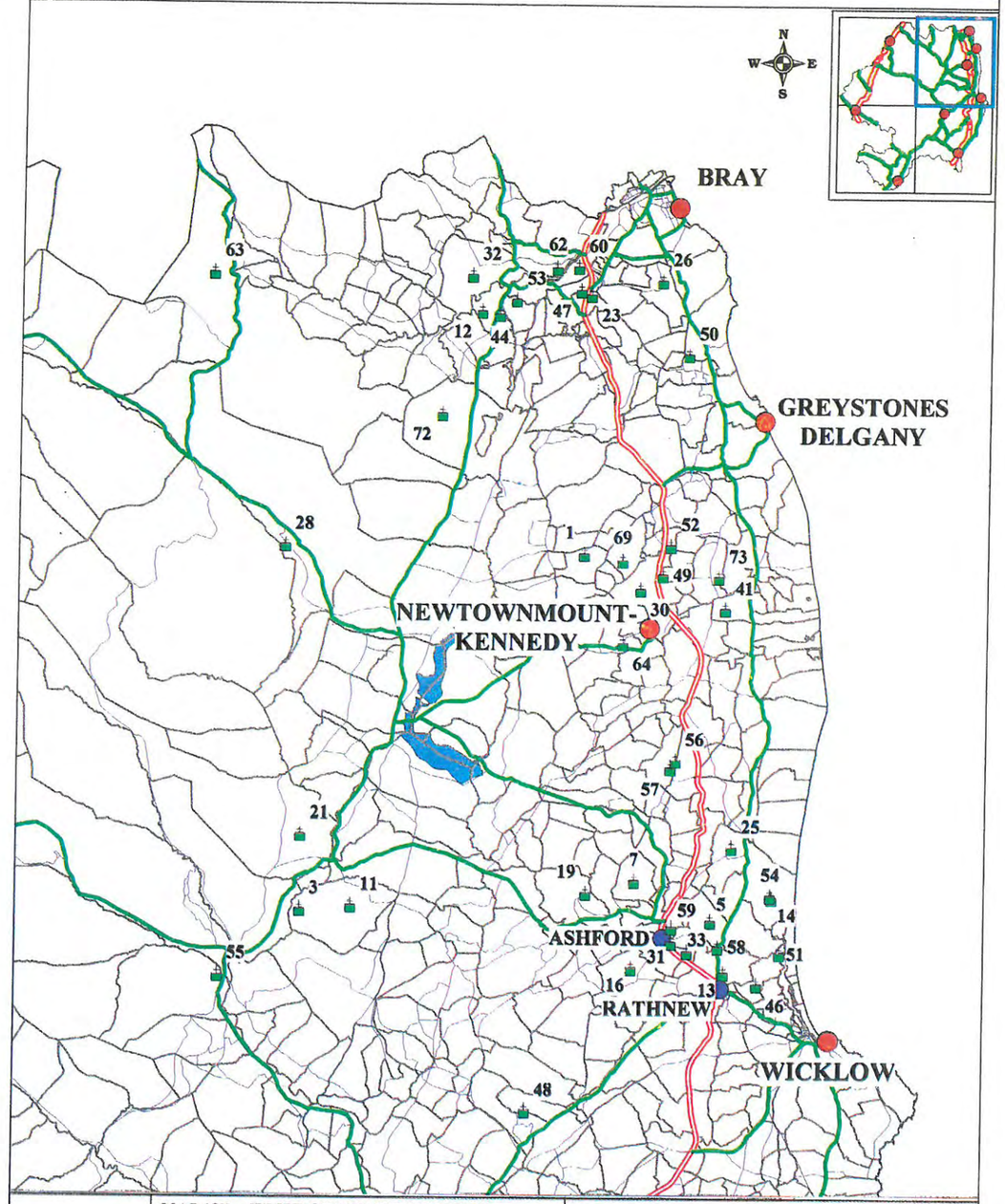
MAP 18C -- WICKLOW COUNTY COUNCIL COUNTY DEVELOPMENT PLAN (MARCH 1999)	**NOTE : See Schedule 10C**	
Church of Ireland Church Listed for Preservation		
Primary Urban Area		National Road
Secondary Urban Area		Regional Road
Water Body		County Road

Map 18D Demesne Houses Listed for Preservation



	MAP 18D -- WICKLOW COUNTY COUNCIL COUNTY DEVELOPMENT PLAN (MARCH 1999)	**NOTE : See Schedule 10D**
	Towns or Villages with Listed Items	
	Primary Urban Area	National Road
	Secondary Urban Area	Regional Road
	Water Body	County Road

Map 18E Demesne Houses Listed for Preservation



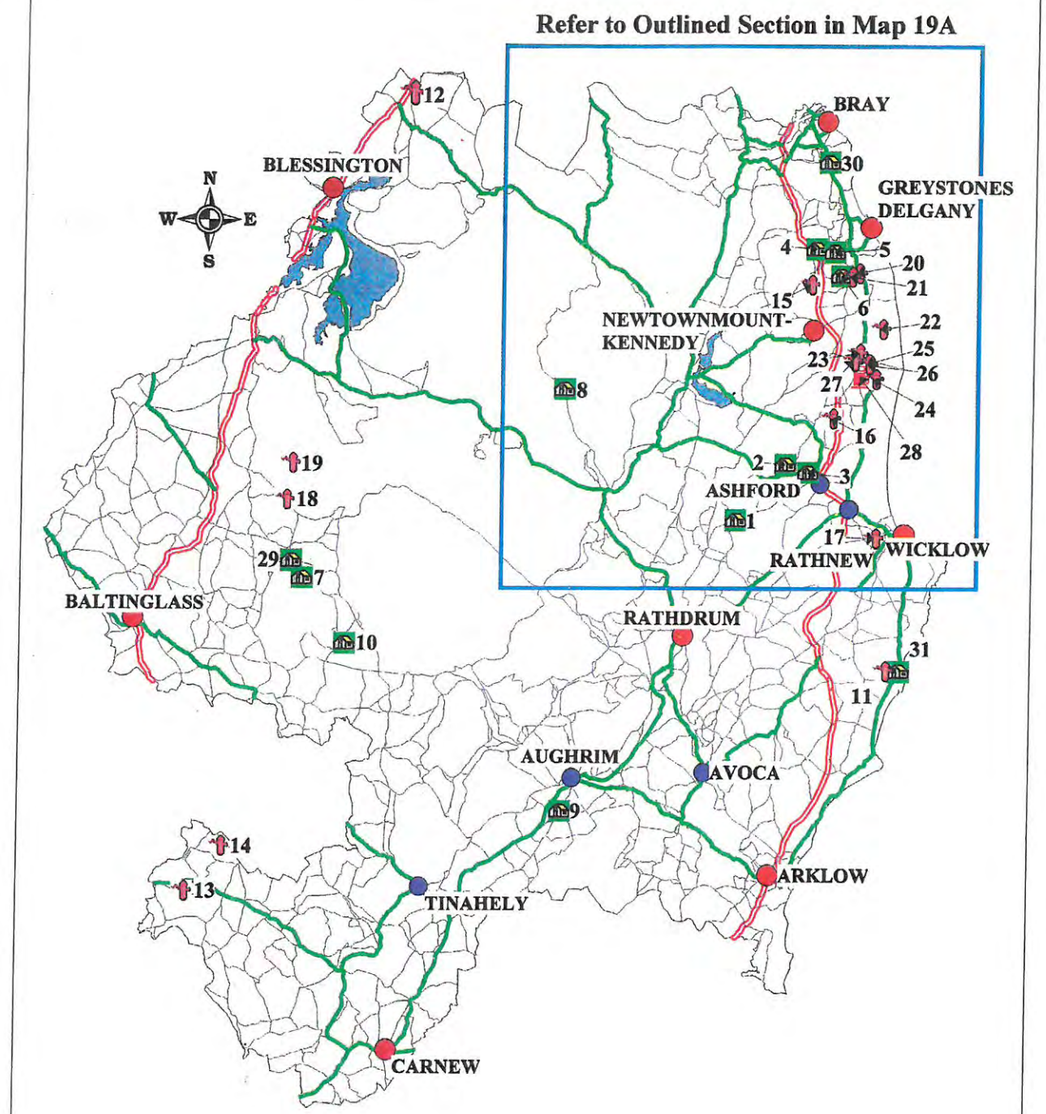
MAP 18E -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Towns or Villages with Listed Items
- Primary Urban Area
- Secondary Urban Area
- Water Body

NOTE : See Schedule 10D

- Townland Boundary
- National Road
- Regional Road
- County Road

Map 19 Vernacular Structures Listed

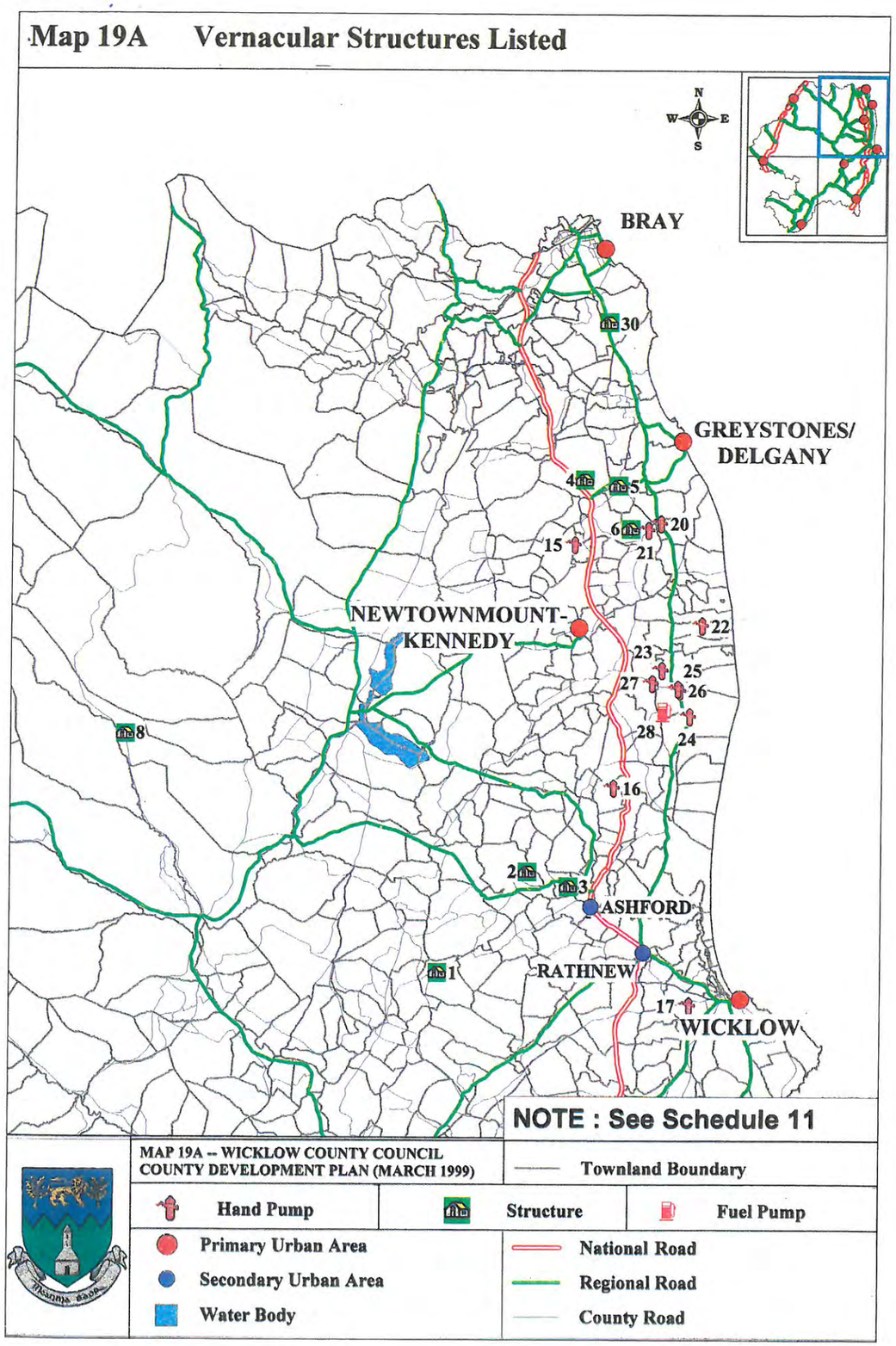


MAP 19 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 11 (page 94)

Hand Pump	Structure	Fuel Pump
Primary Urban Area		National Road
Secondary Urban Area		Regional Road
Water Body		County Road

Map 19A Vernacular Structures Listed



NOTE : See Schedule 11

MAP 19A -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

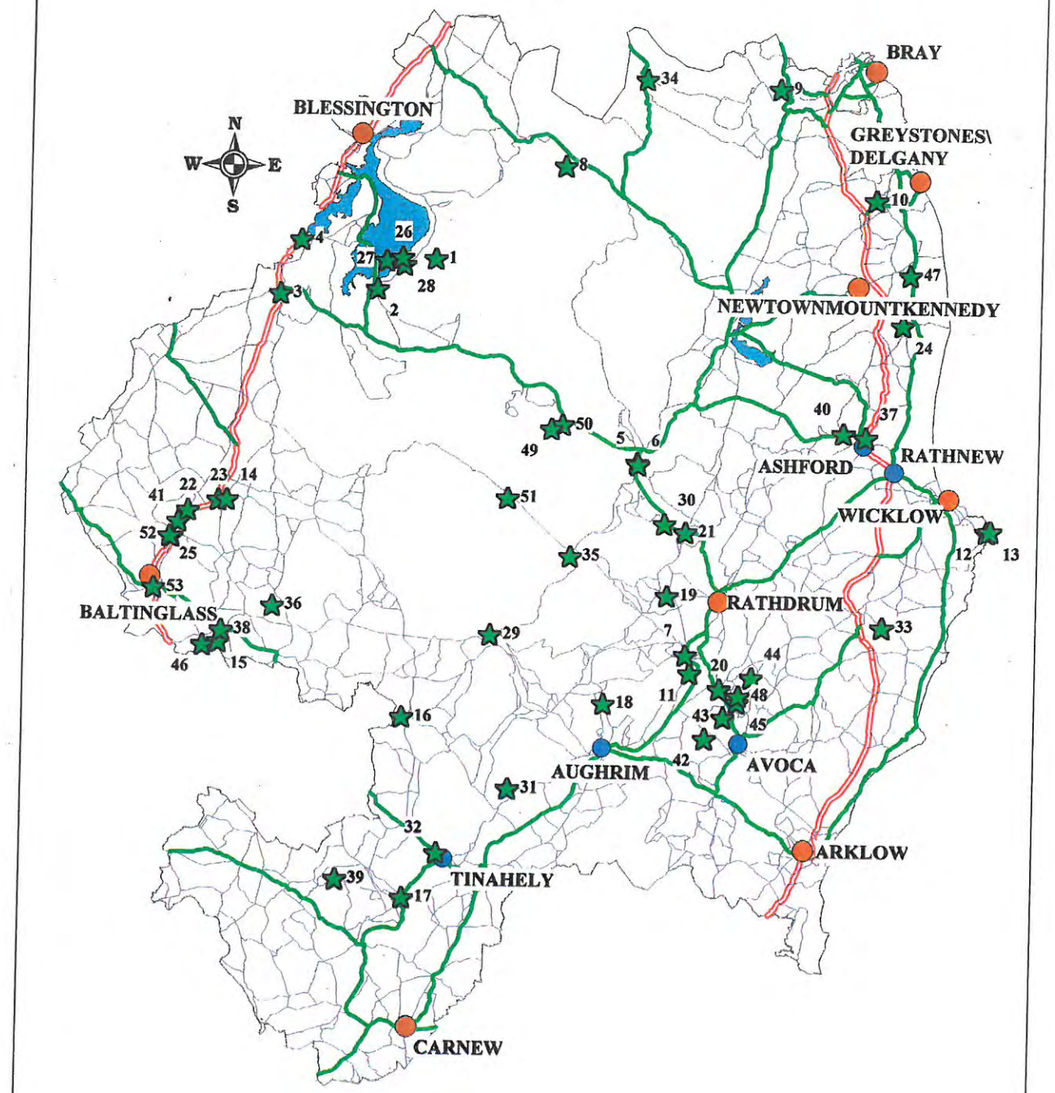
Townland Boundary

Hand Pump | Structure | Fuel Pump

Primary Urban Area
Secondary Urban Area
Water Body

National Road
Regional Road
County Road

Map 20 Landmarks Listed For Preservation

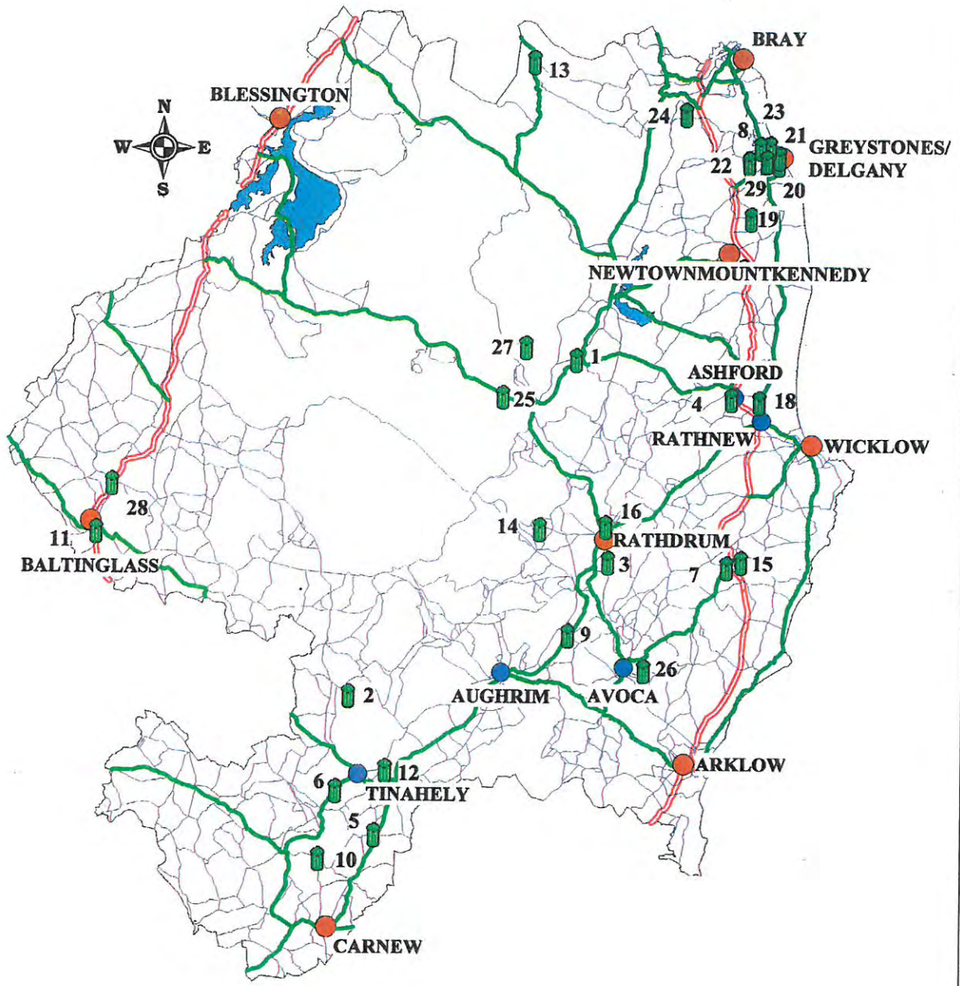


MAP 20 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 12 (page 95)

- Landmark Listed For Preservation
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 21 Post Boxes Listed for Preservation

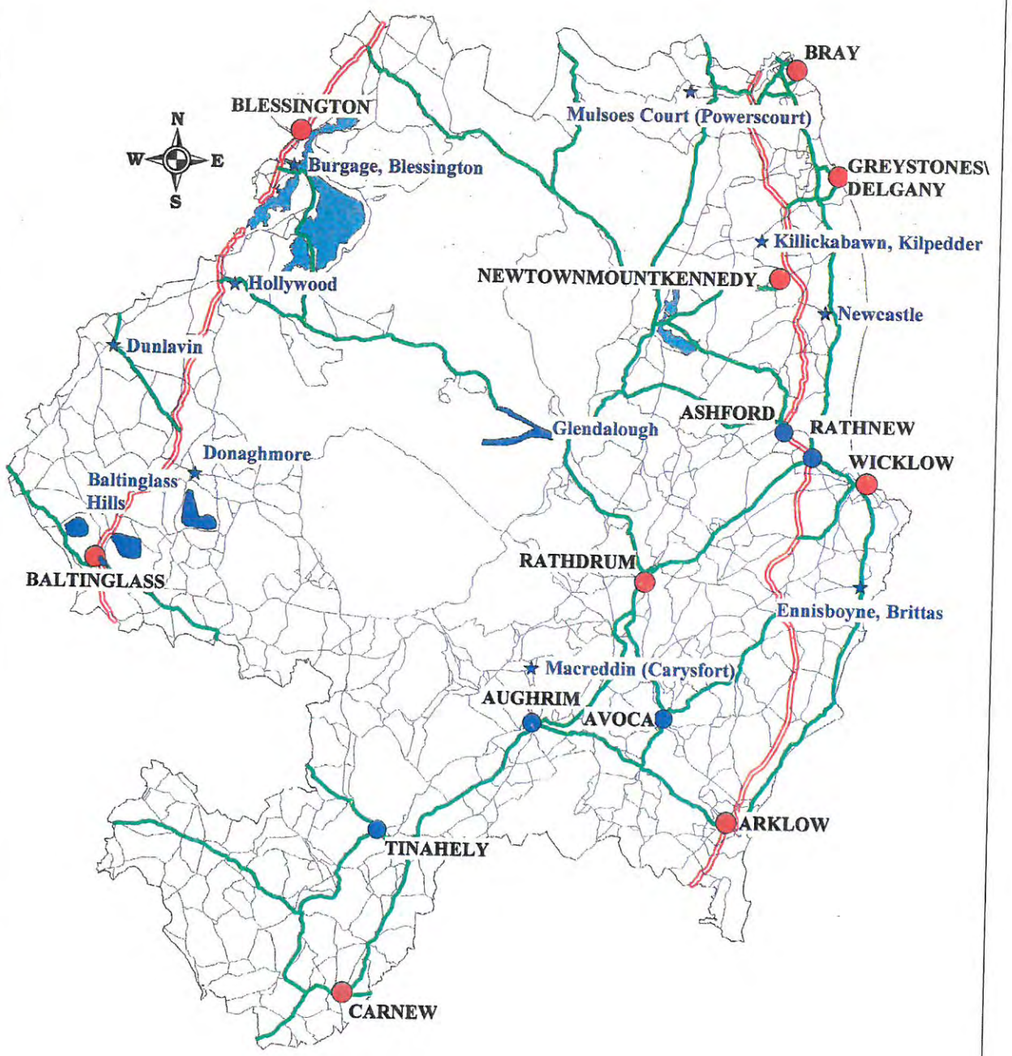


MAP 21 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 13 (page 98)

- Post Box Listed for Preservation
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 22 Areas of Archaeological Potential or Significance

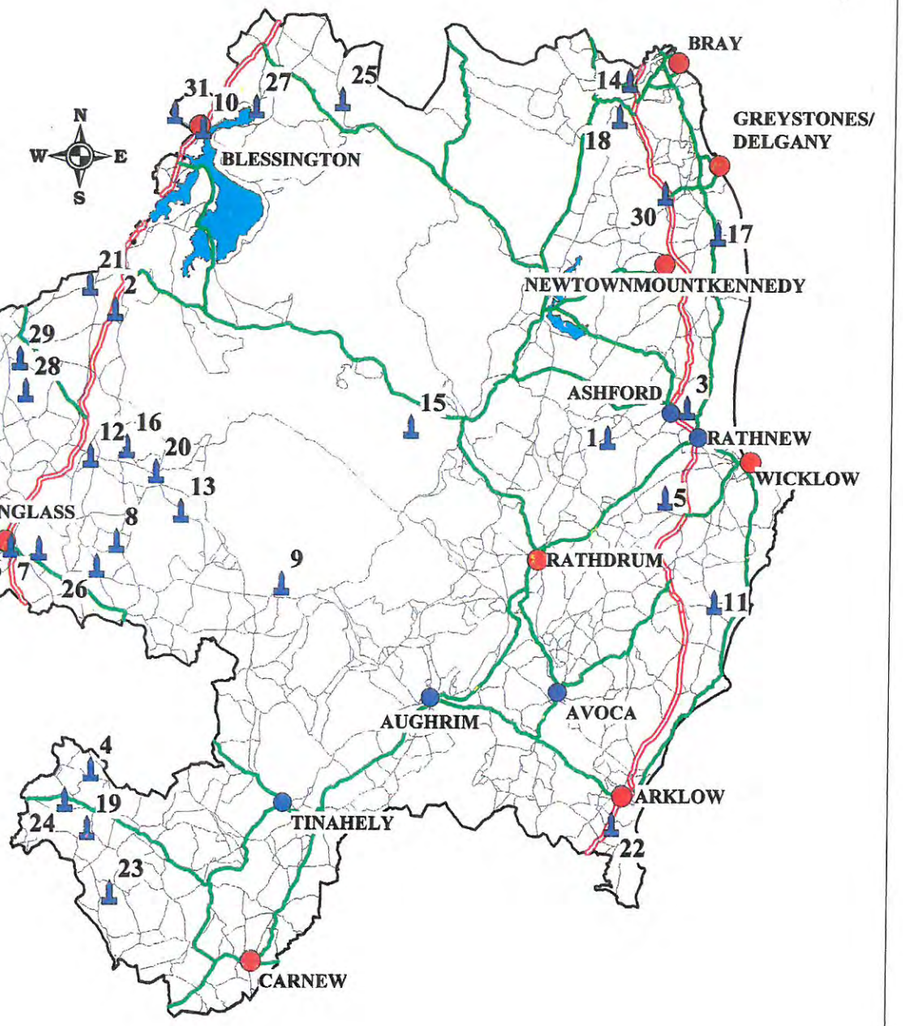


MAP 22 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 14 (page 99)

- Areas of Archaeological Potential or Significance
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 23 National Monuments in State Care

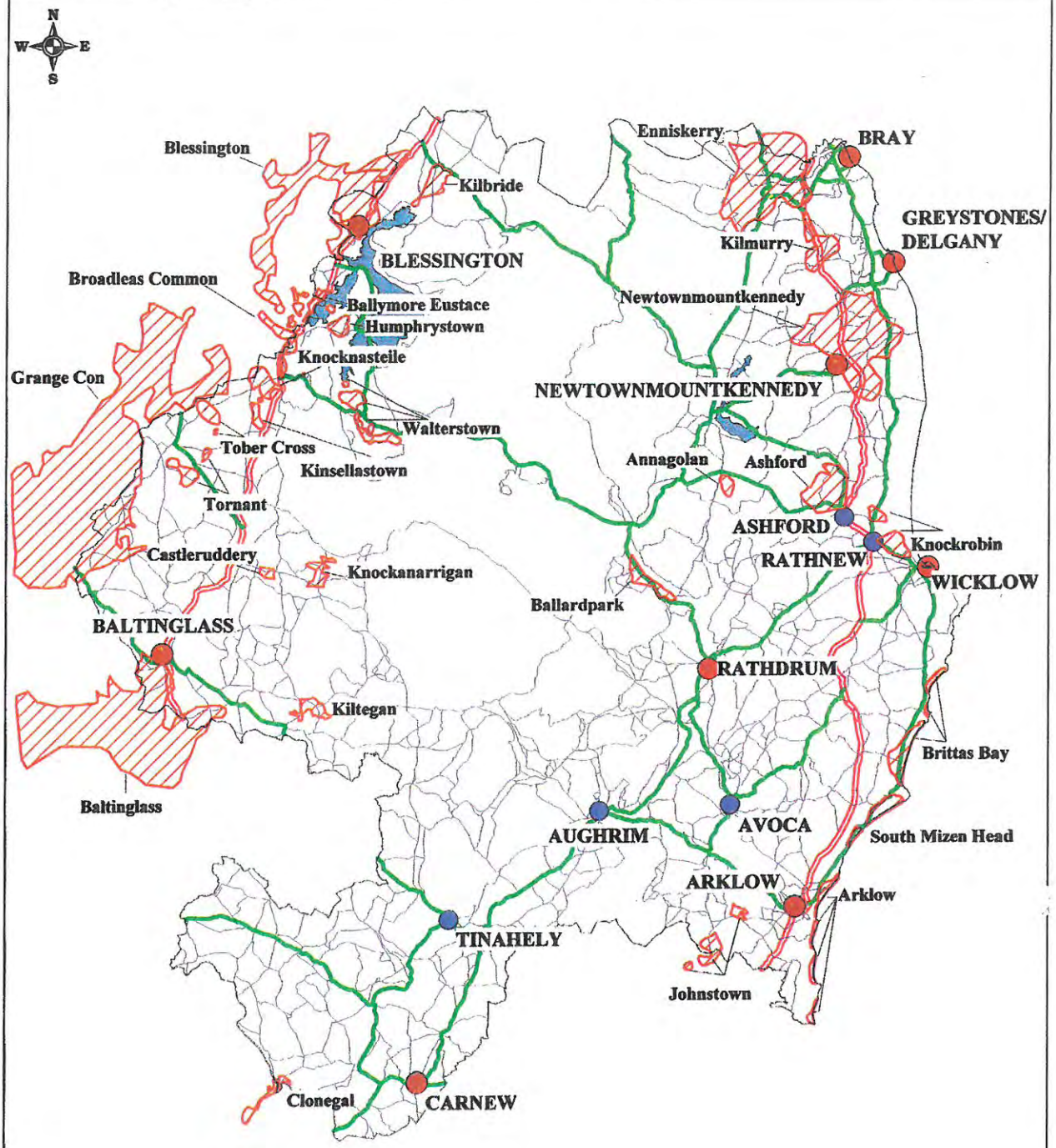


MAP 23 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

NOTE : See Schedule 15 (page 99)

- National Monument in State Care
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 24 Vulnerable Sand and Gravel Aquifers



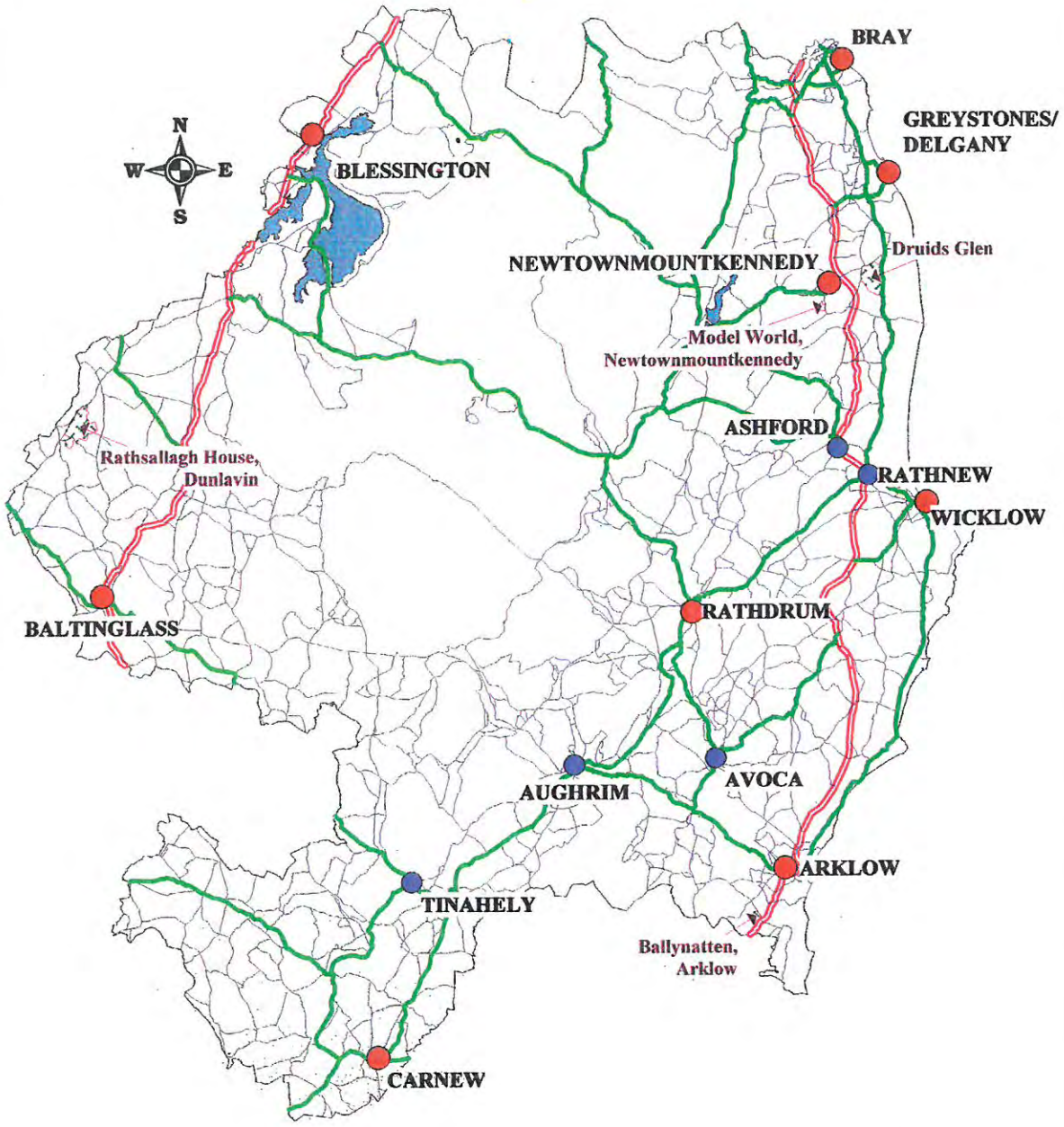
MAP 24 – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Vulnerable Sand & Gravel Acquifer
- Primary Urban Area
- Secondary Urban Area
- Water Body

NOTE : See Schedule 16 (page 100)

- National Road
- Regional Road
- County Road

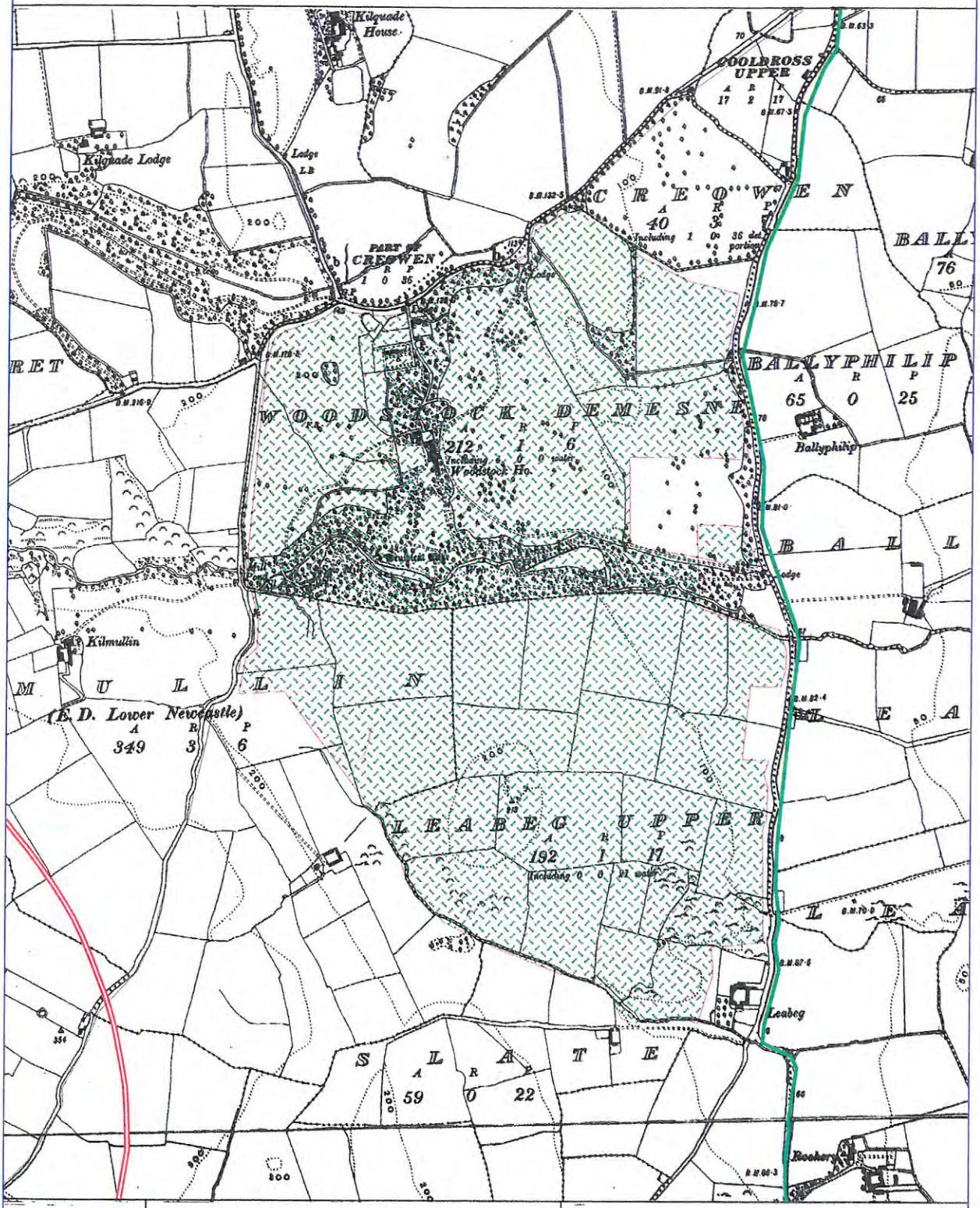
Map 25 Integrated Tourism, Leisure and Recreational Complexes



MAP 25 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

Integrated Tourism, Leisure and Recreational Complex	
Primary Urban Area	National Road
Secondary Urban Area	Regional Road
Water Body	County Road

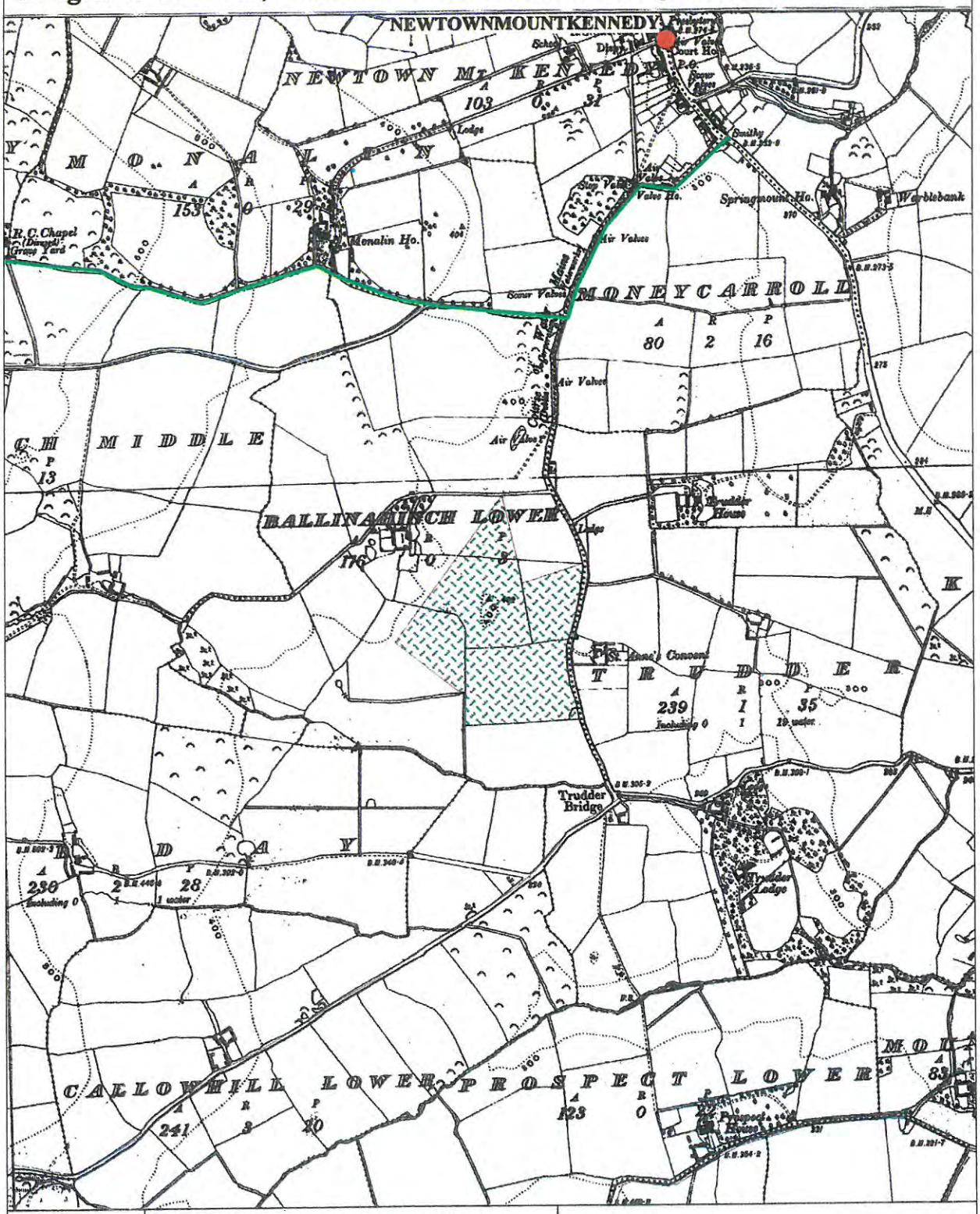
Map 25(A) - Druids Glen
Integrated Tourism, Leisure and Recreational Complexes



MAP 25(A) -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Integrated Tourism, Leisure and Recreational Uses
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

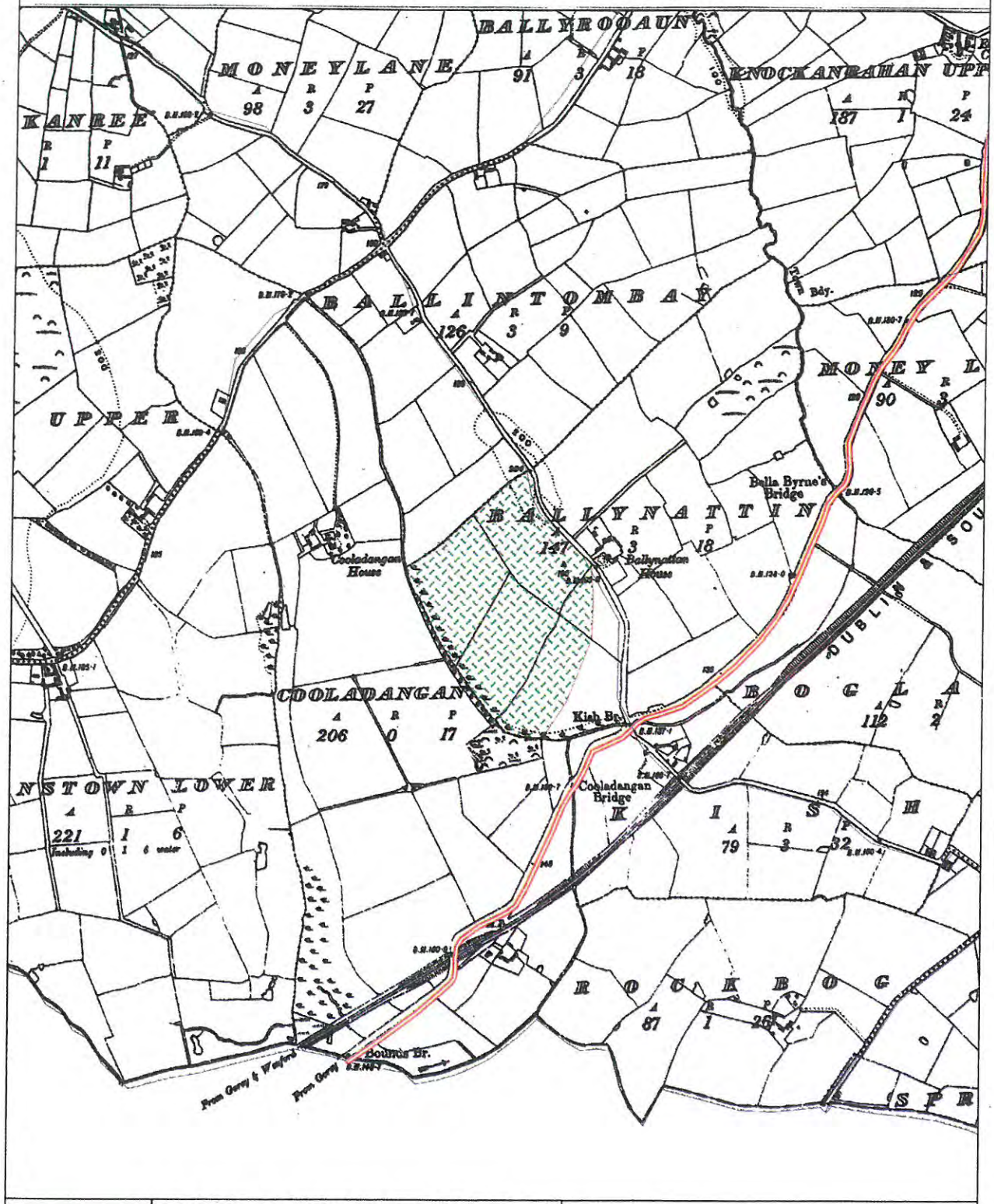
Map 25(B) - Model World, Newtownmountkennedy
Integrated Tourism, Leisure and Recreational Complexes



MAP 25(B) -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

Integrated Tourism, Leisure and Recreational Uses	
Primary Urban Area	National Road
Secondary Urban Area	Regional Road
Water Body	County Road

Map 25(C) - Ballynatten, Arklow
Integrated Tourism, Leisure and Recreational Complexes



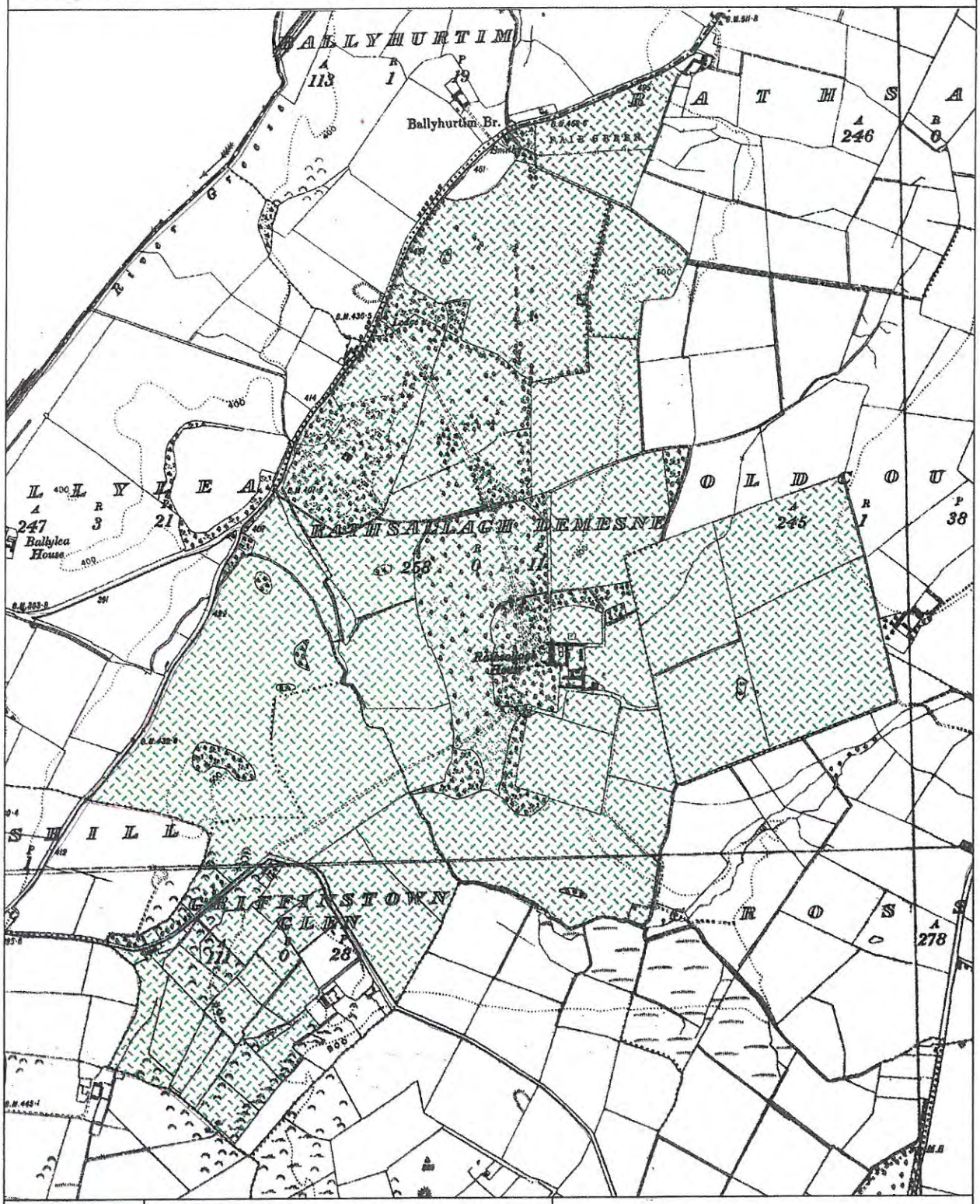
MAP 25(C) -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

Integrated Tourism, Leisure and Recreational Uses

Primary Urban Area
Secondary Urban Area
Water Body

National Road
Regional Road
County Road

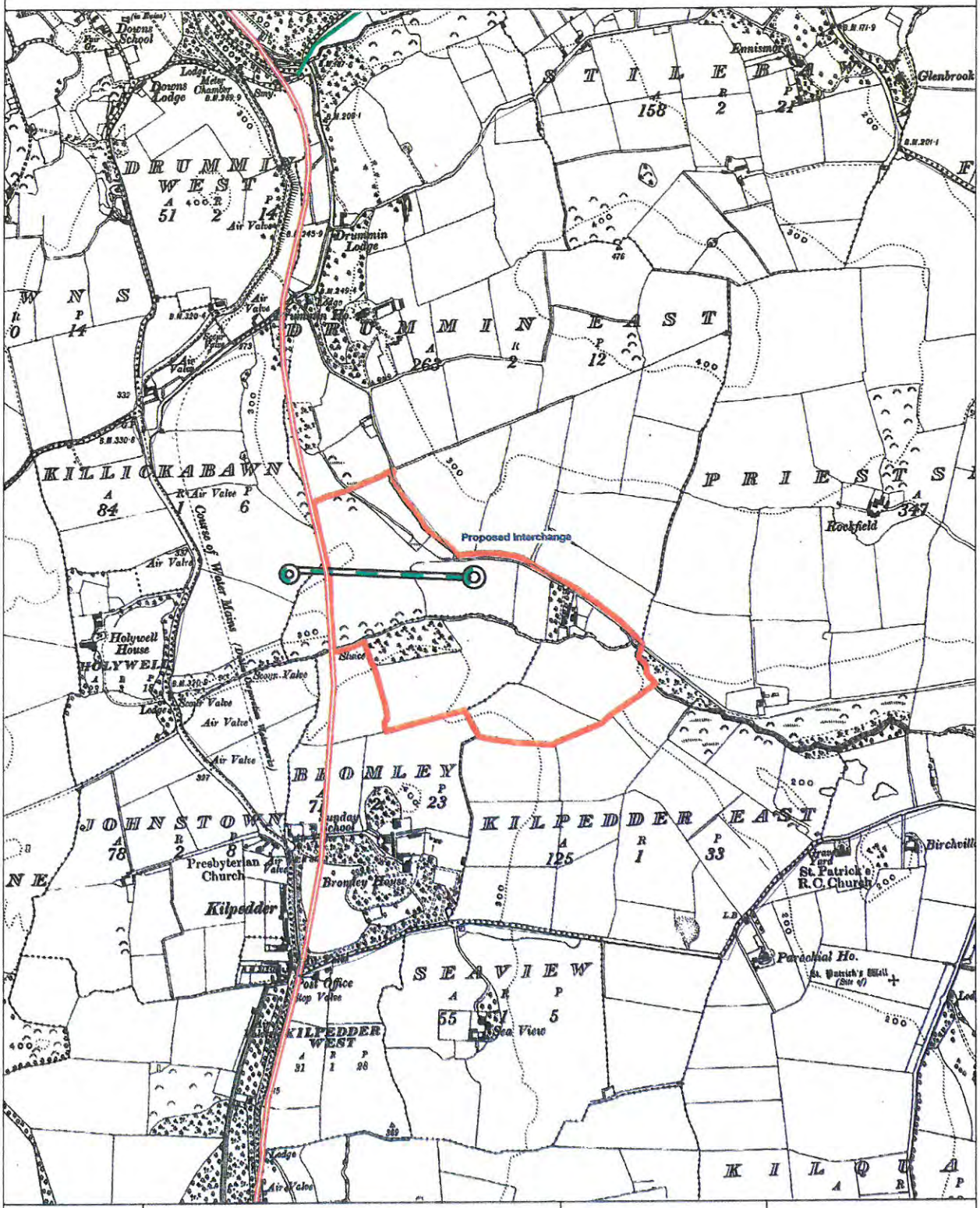
Map 25(D) - Rathsallagh House, Dunlavin
Integrated Tourism, Leisure and Recreational Complexes



MAP 25(D) – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Integrated Tourism, Leisure and Recreational Uses
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

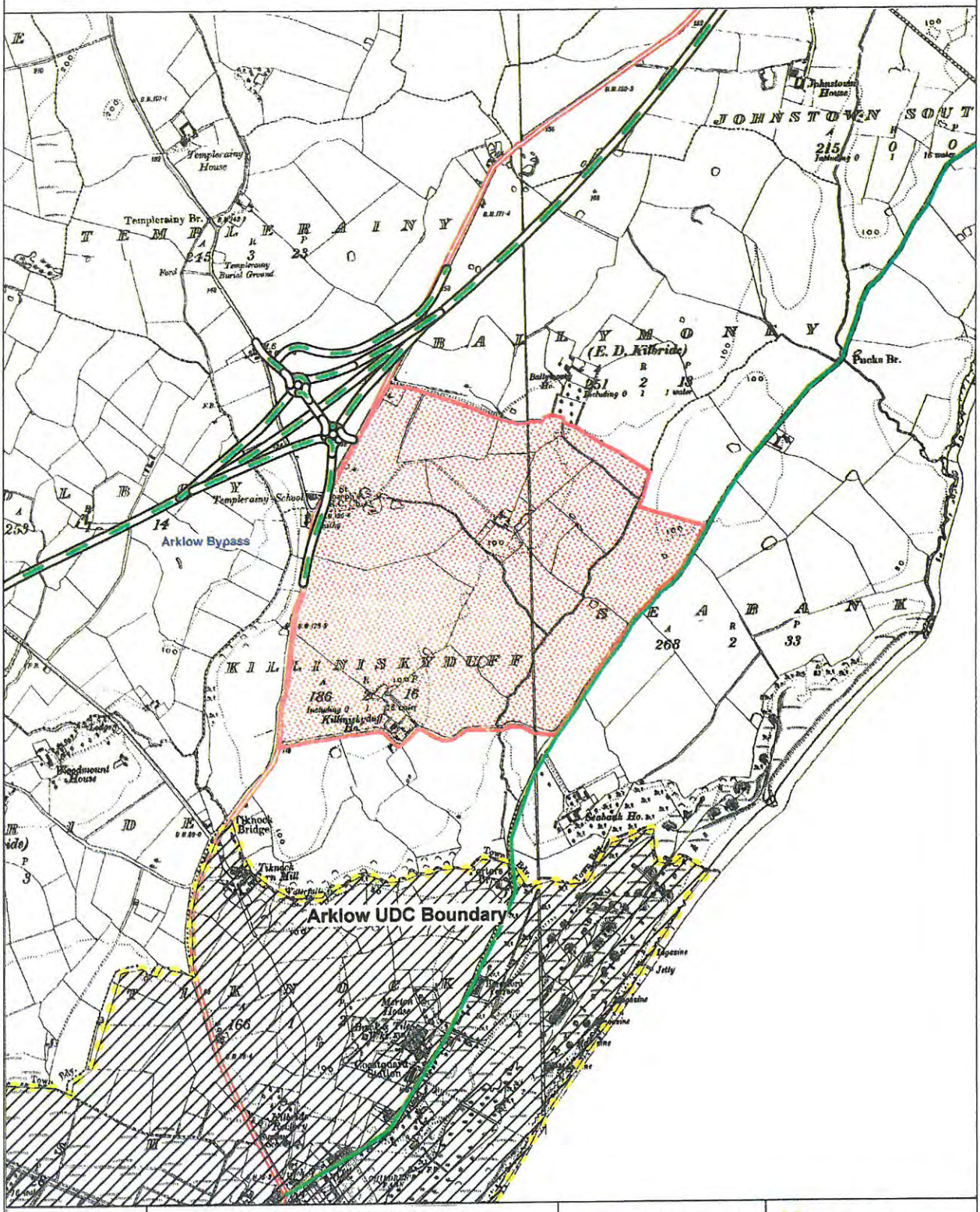
Map 26 Employment Zone - Drummin, Kilpedder



MAP 26 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

Residential	UDC Boundary
Zoning Objective "E"	New & Proposed Routes
Primary Urban Area	National Road
Secondary Urban Area	Regional Road
Water Body	County Road

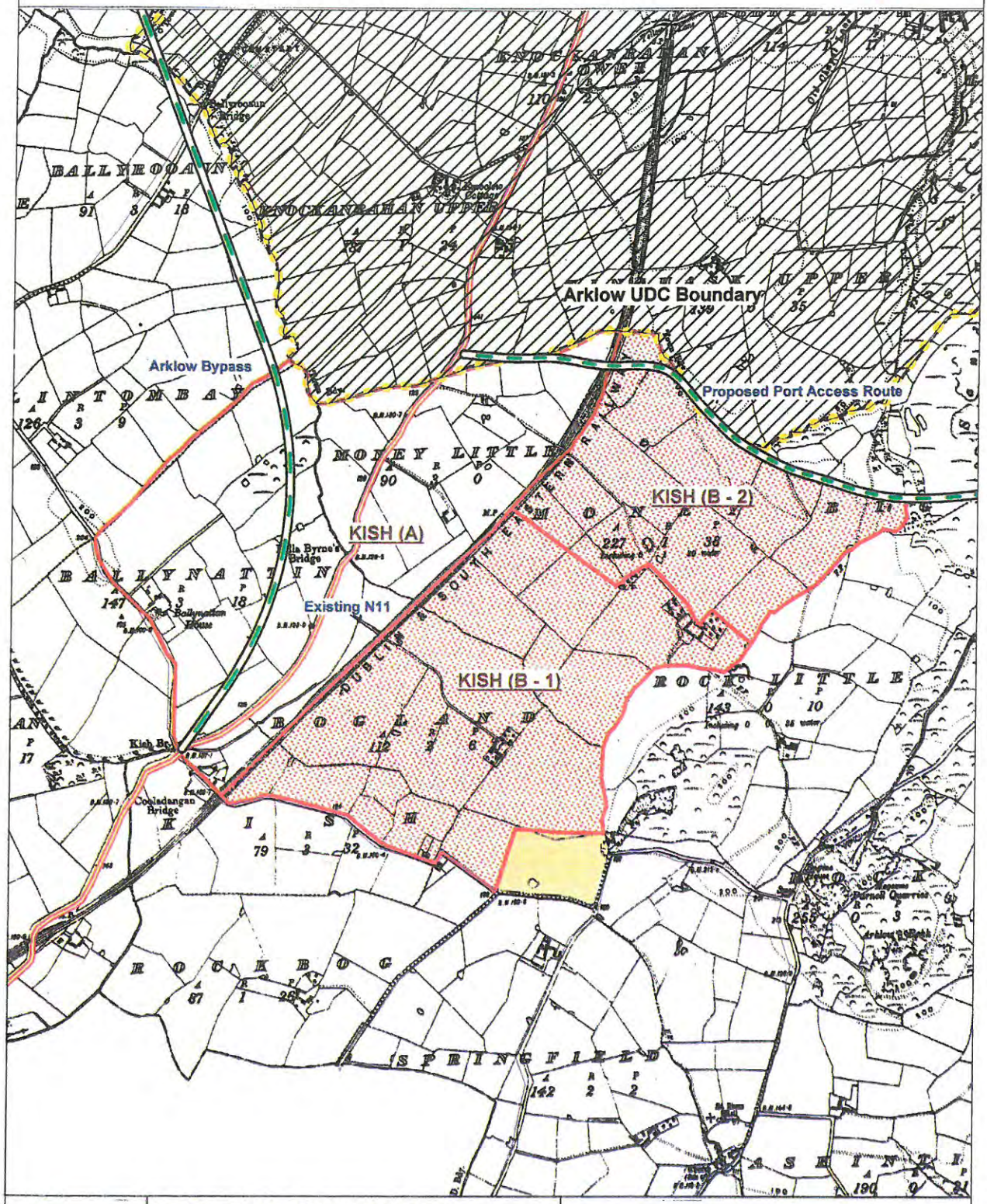
Map 27 Employment Zone - Killiniskyduff, Arklow



MAP 27 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Residential
- UDC Area
- Zoning Objective "E"
- Primary Urban Area
- Secondary Urban Area
- Water Body
- New & Proposed Routes
- National Road
- Regional Road
- County Road

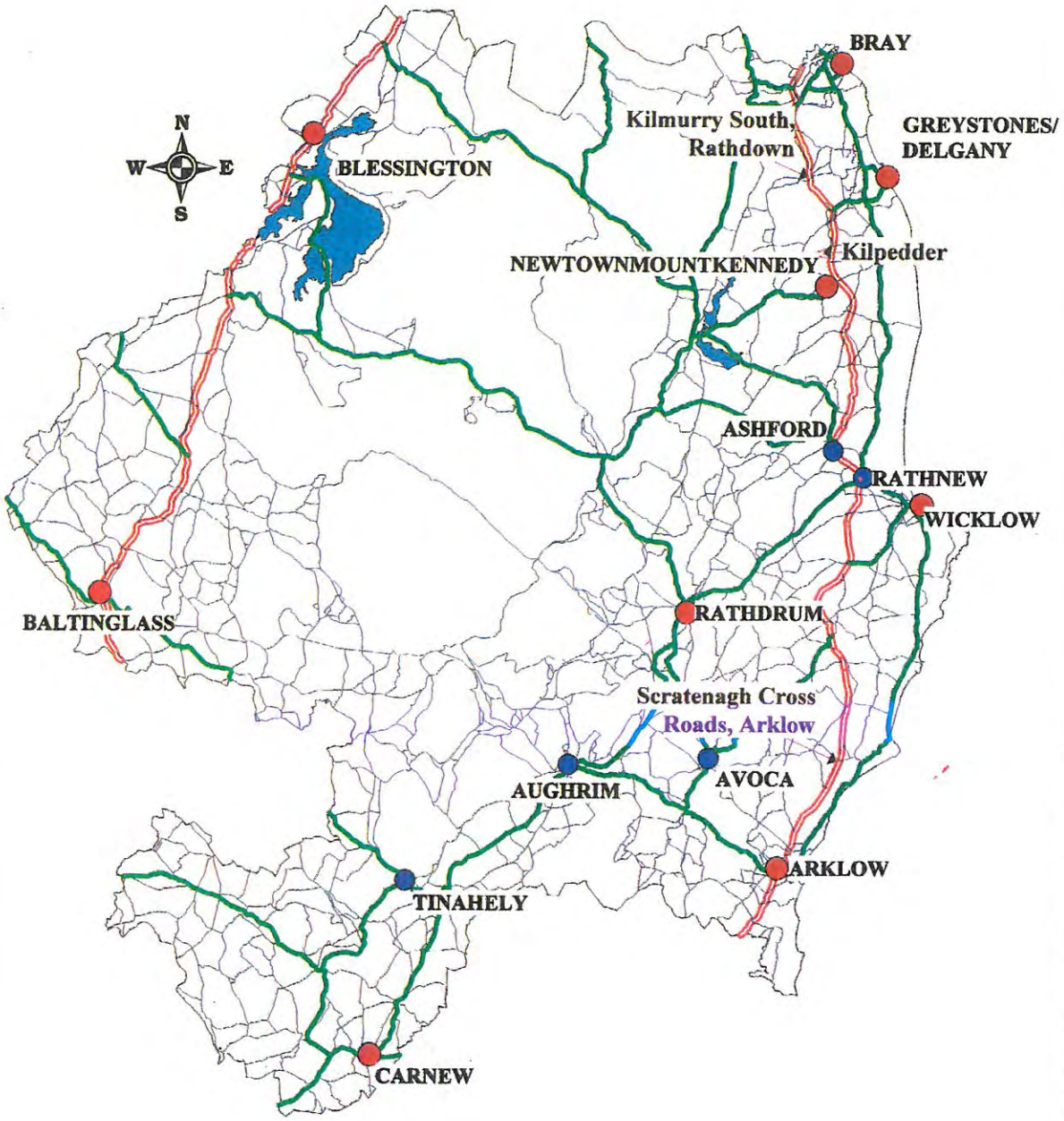
Map 28 Employment Zone - South Arklow



MAP 28 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

Residential
UDC Area
Zoning Objective "E"
Primary Urban Area
Secondary Urban Area
Water Body
New & Proposed Routes
National Road
Regional Road
County Road

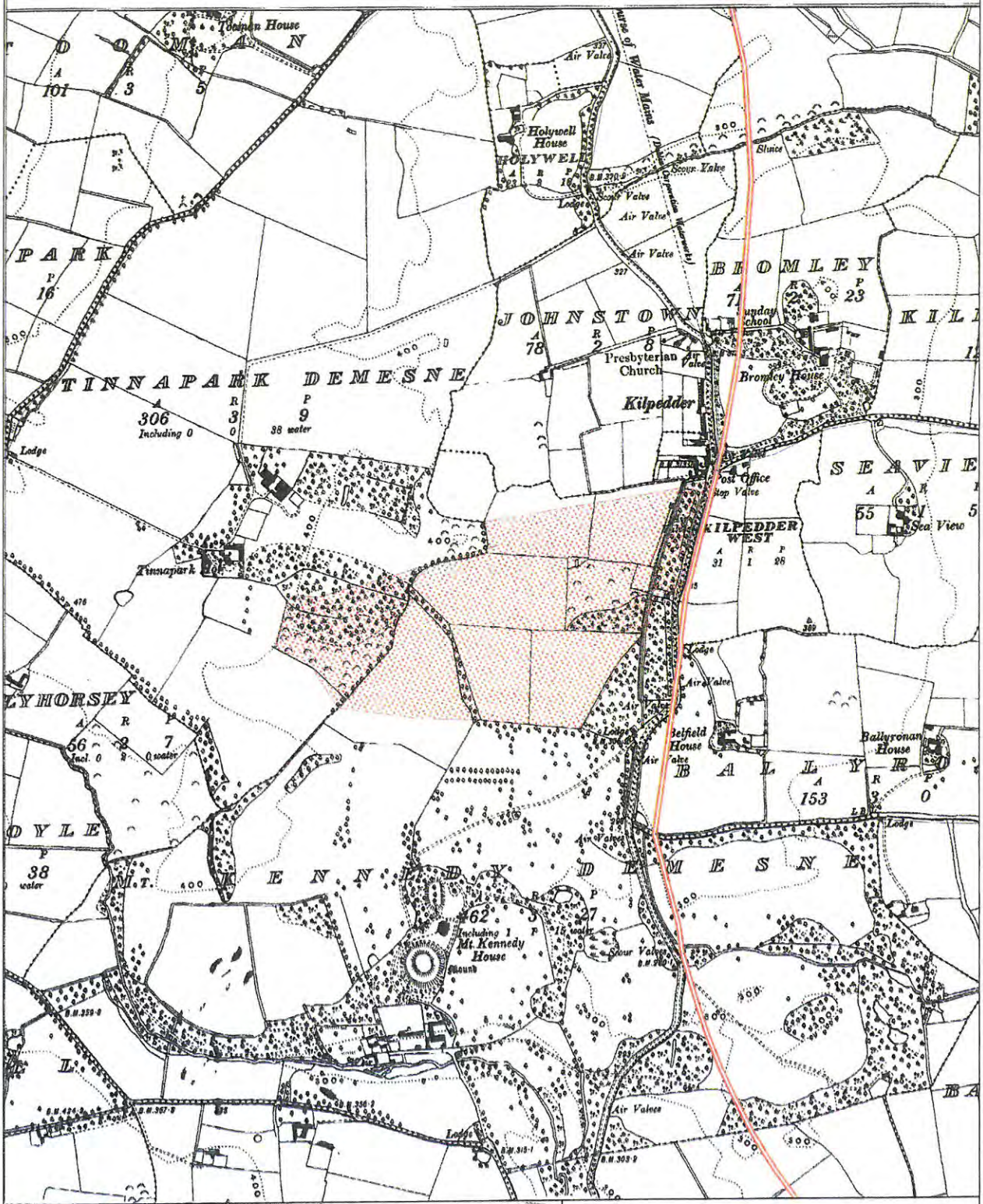
Map 29 Employment Zones



MAP 29 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Employment Zones
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

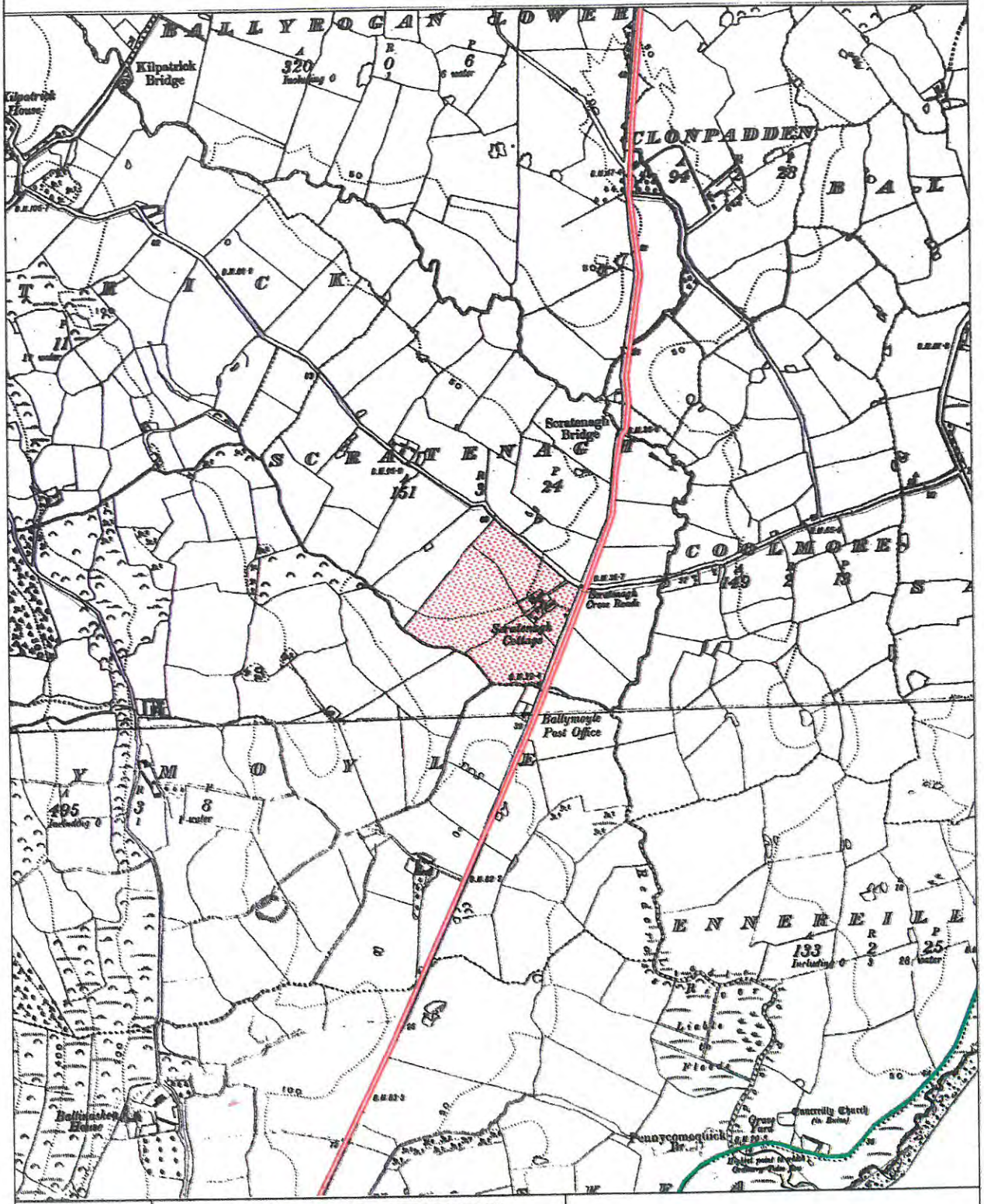
Map 29(A) - Mountkennedy, Kilpedder Employment Uses - Option



MAP 29(A) -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Zoned Area
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

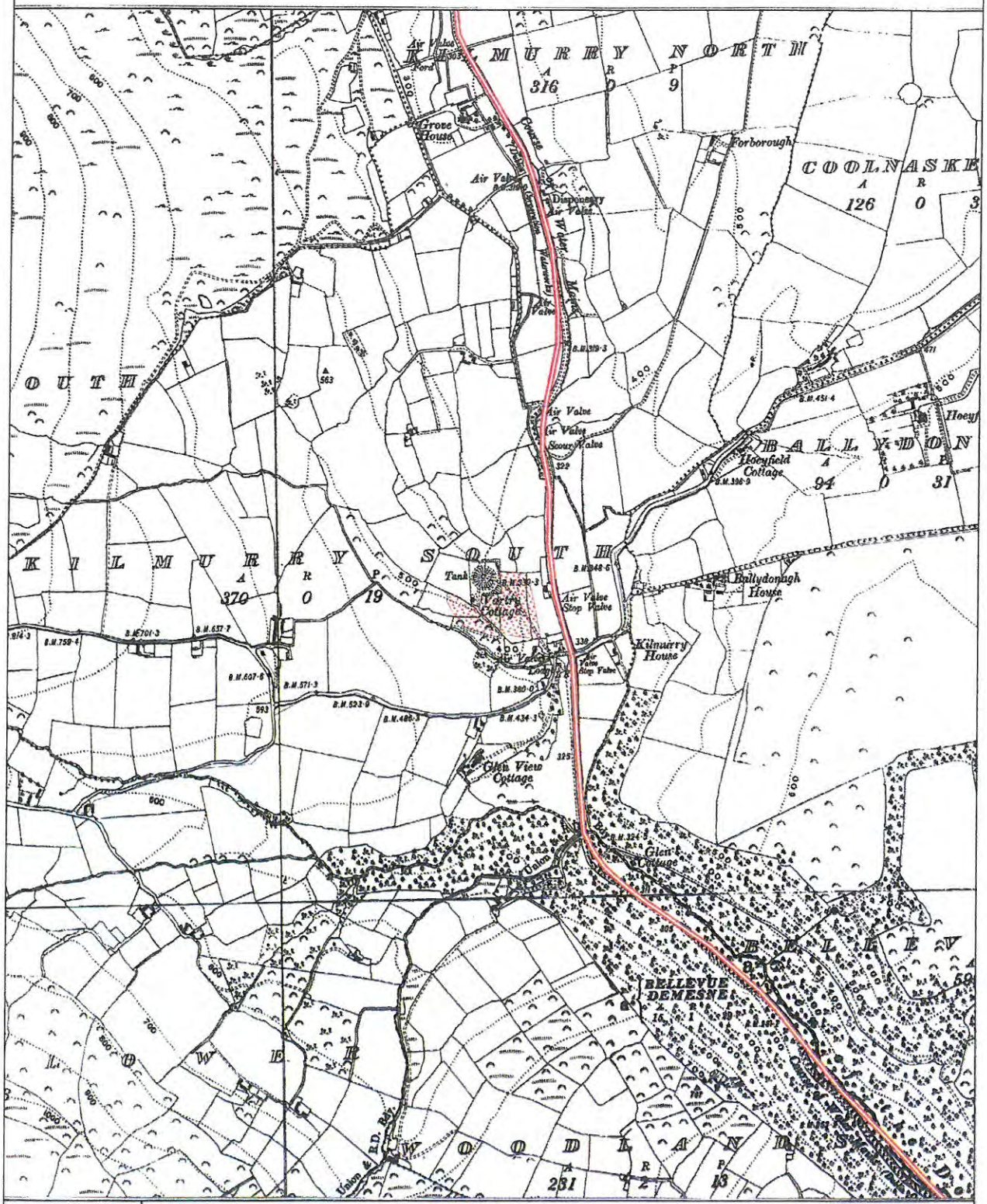
Map 29(B) - Scratenagh Cross Roads, Arklow Employment Uses



MAP 29(B) -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Zoned Area
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

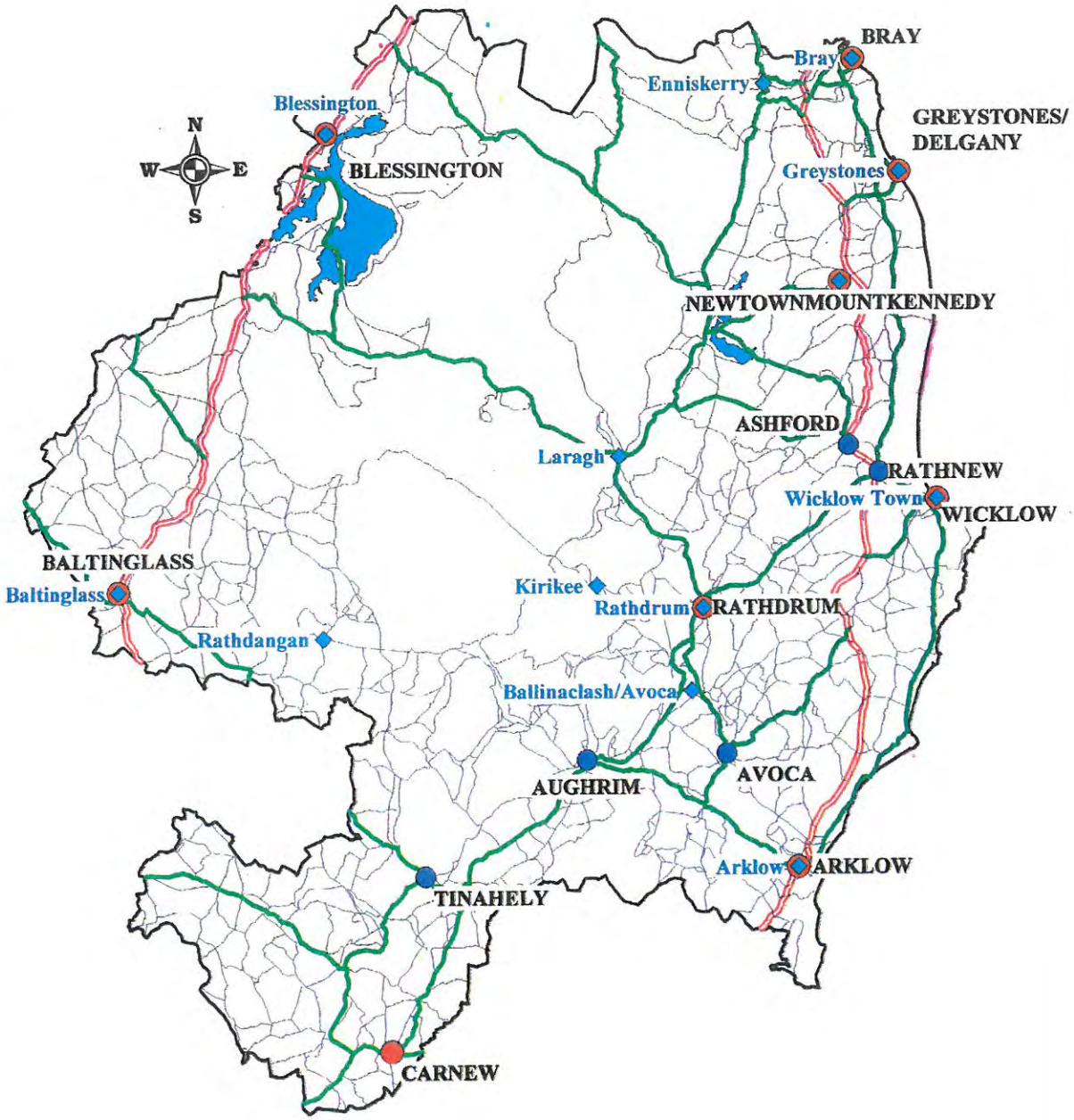
Map 29(C) - Kilmurry South Employment Uses (Arts & Crafts)



MAP 29(C) -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Zoned Area
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

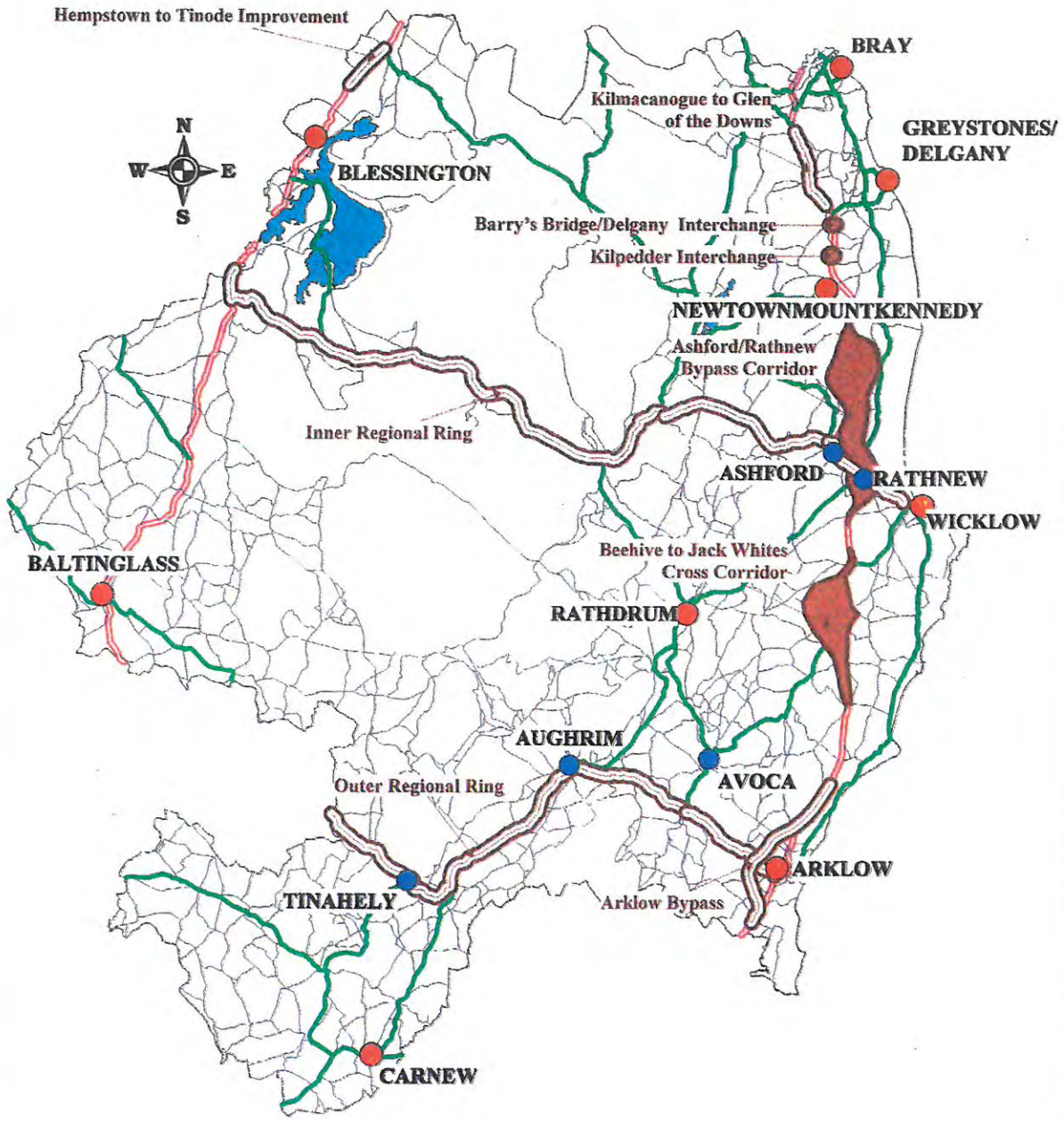
Map 30 Water Supply Objectives



MAP 30 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Water Supply Objective
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 31 National & Strategic Road Improvements

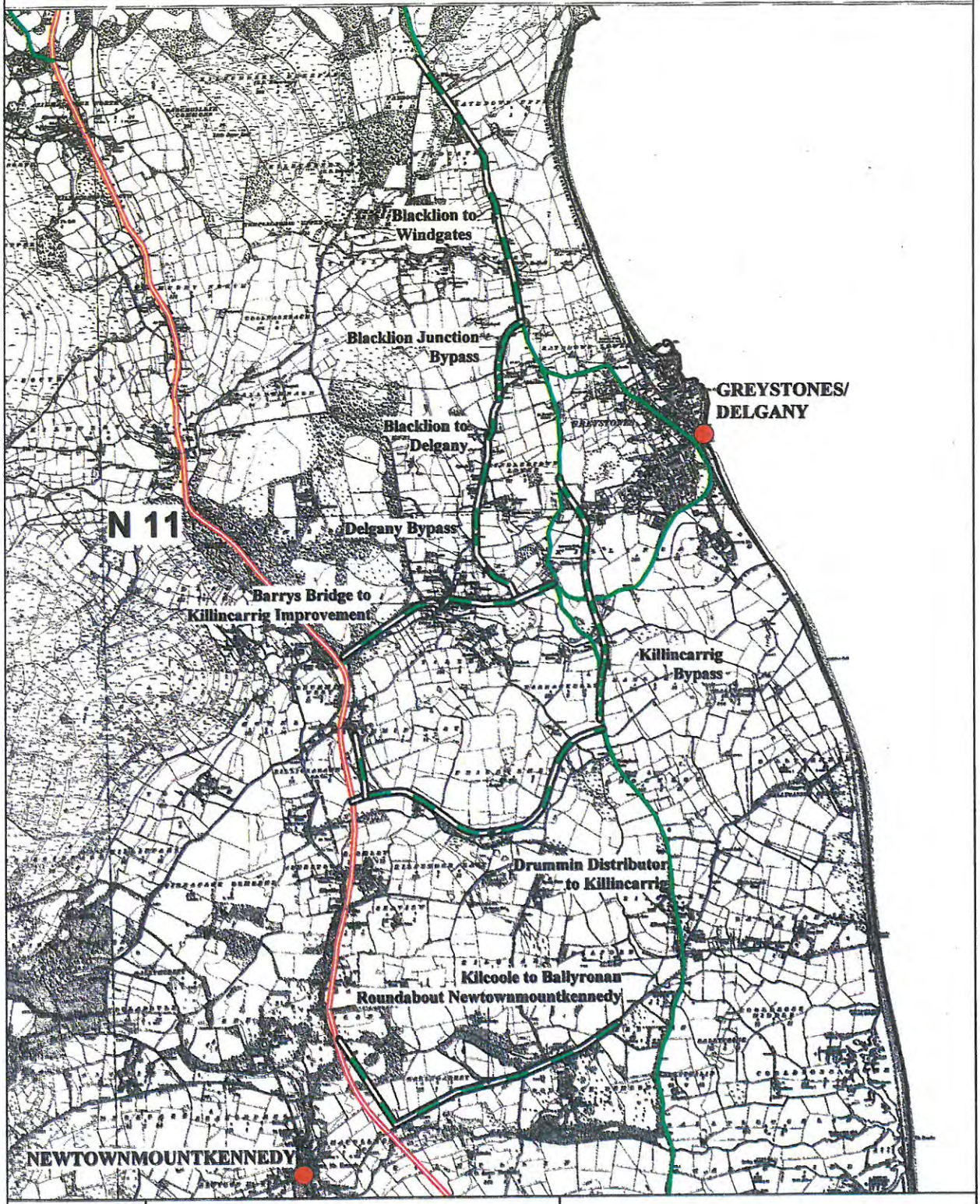


MAP 31 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

National & Strategic Road Improvements

Primary Urban Area	National Road
Secondary Urban Area	Regional Road
Water Body	County Road

Map 32 Regional and Local Road Improvements

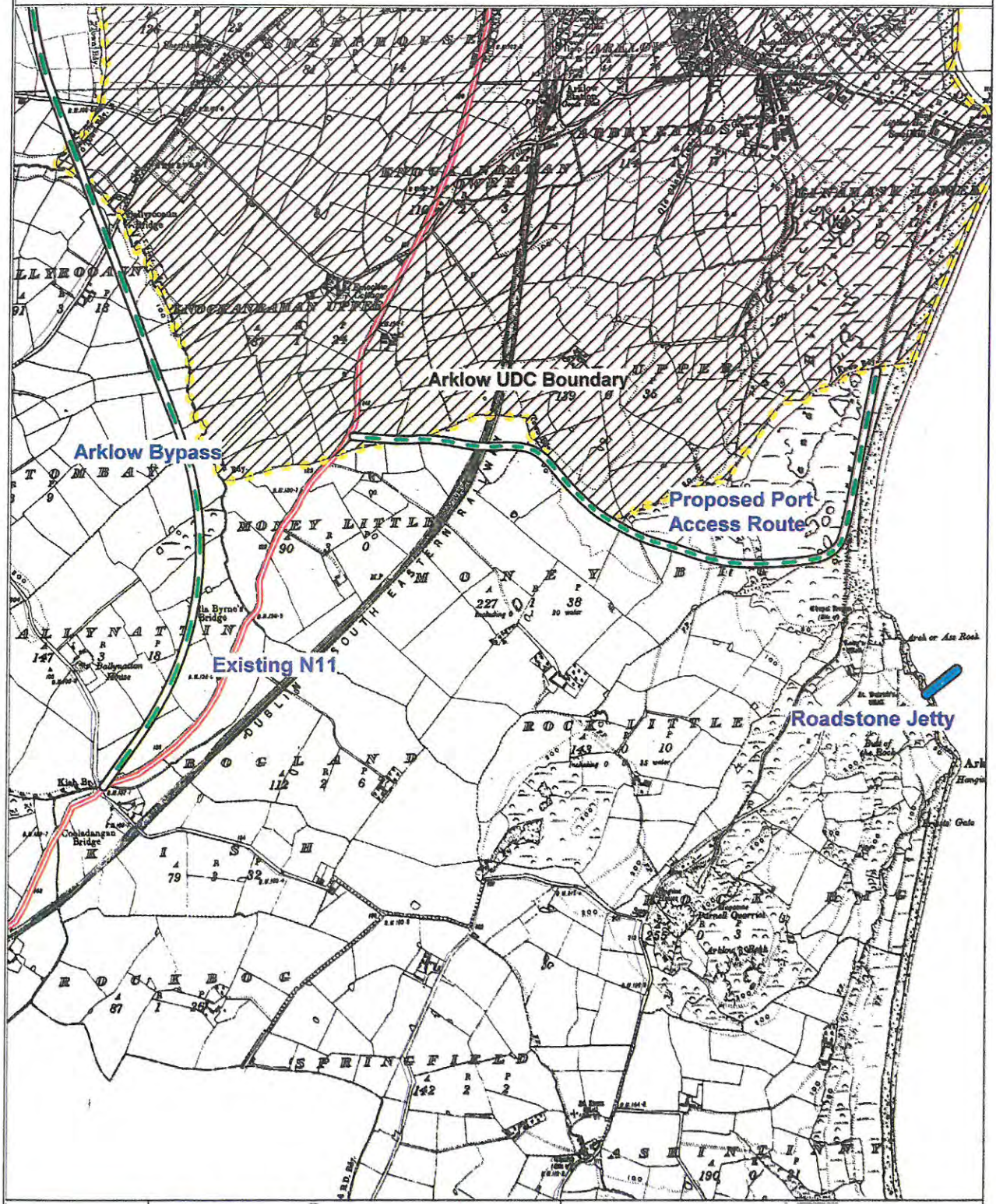


MAP 32 – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

Regional and County Road Improvement

Primary Urban Area	National Road
Secondary Urban Area	Regional Road
Water Body	Local Road

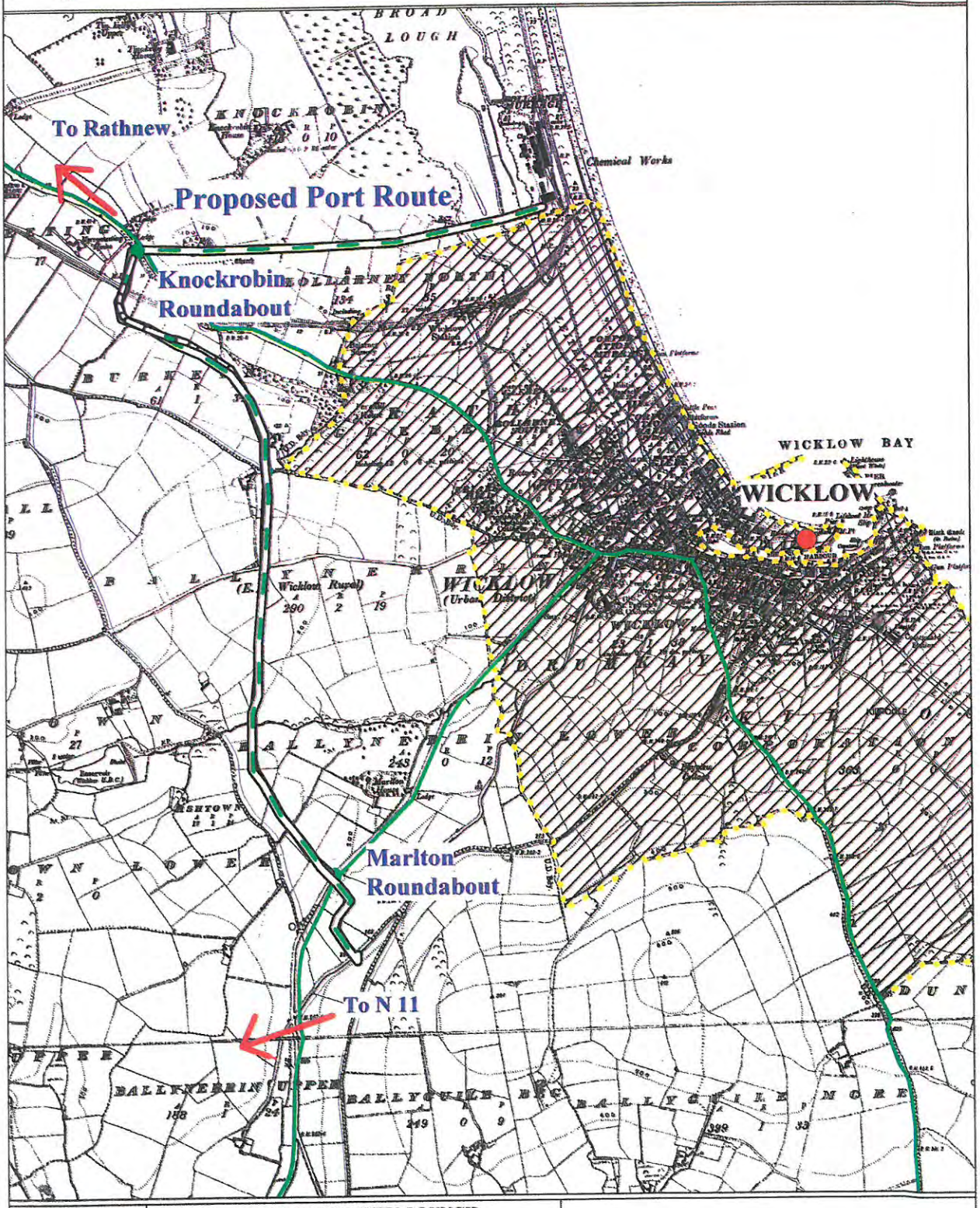
Map 33 Arklow Port Access Route



MAP 33 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

UDC Area	New & Proposed Routes
Primary Urban Area	National Road
Secondary Urban Area	Regional Road
Water Body	County Road

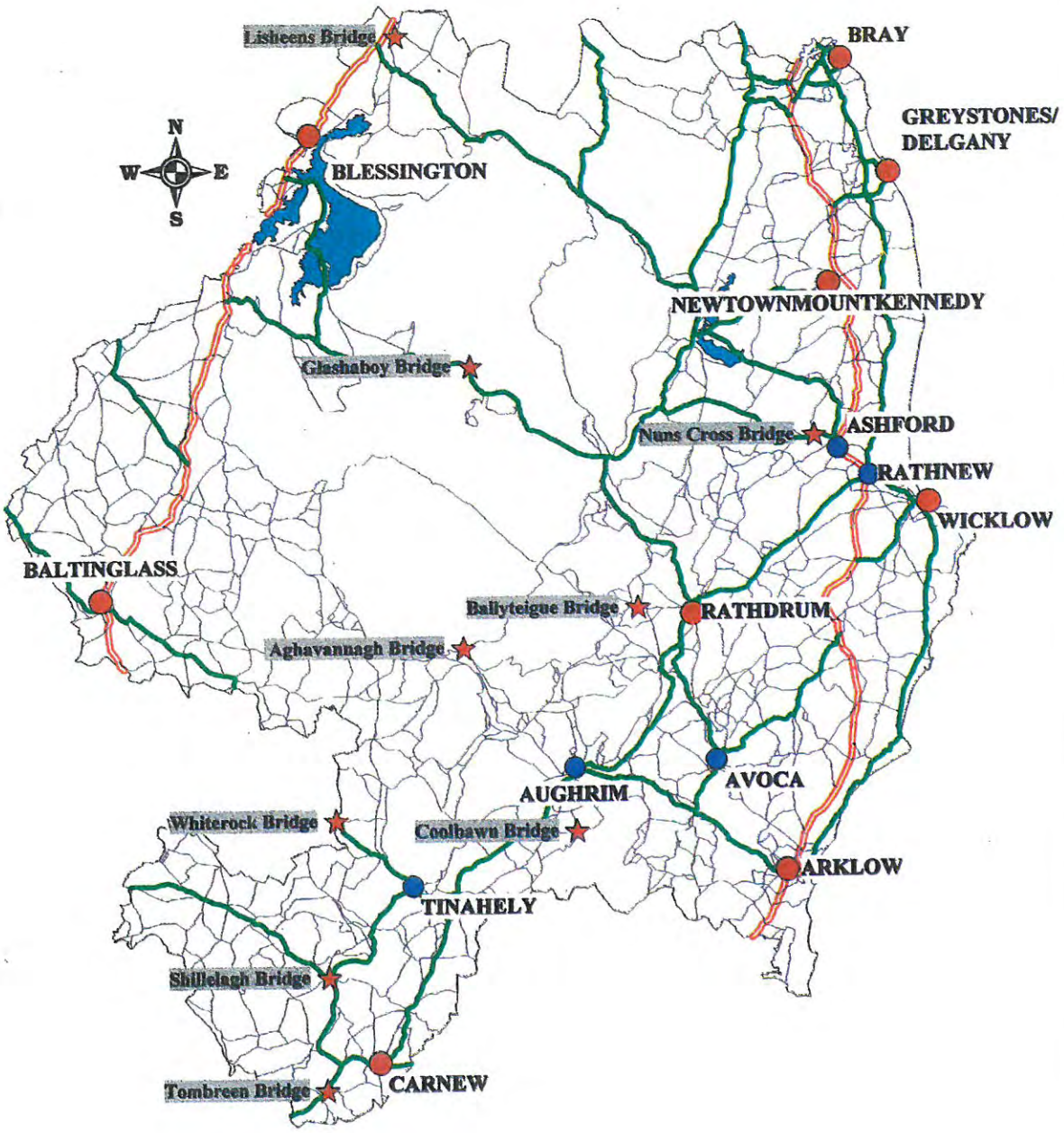
Map 34 Wicklow Town Outer Relief Road



MAP 34 – WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- UDC Area
- Primary Urban Area
- Secondary Urban Area
- Water Body
- Proposed Routes
- National Road
- Regional Road
- County Road

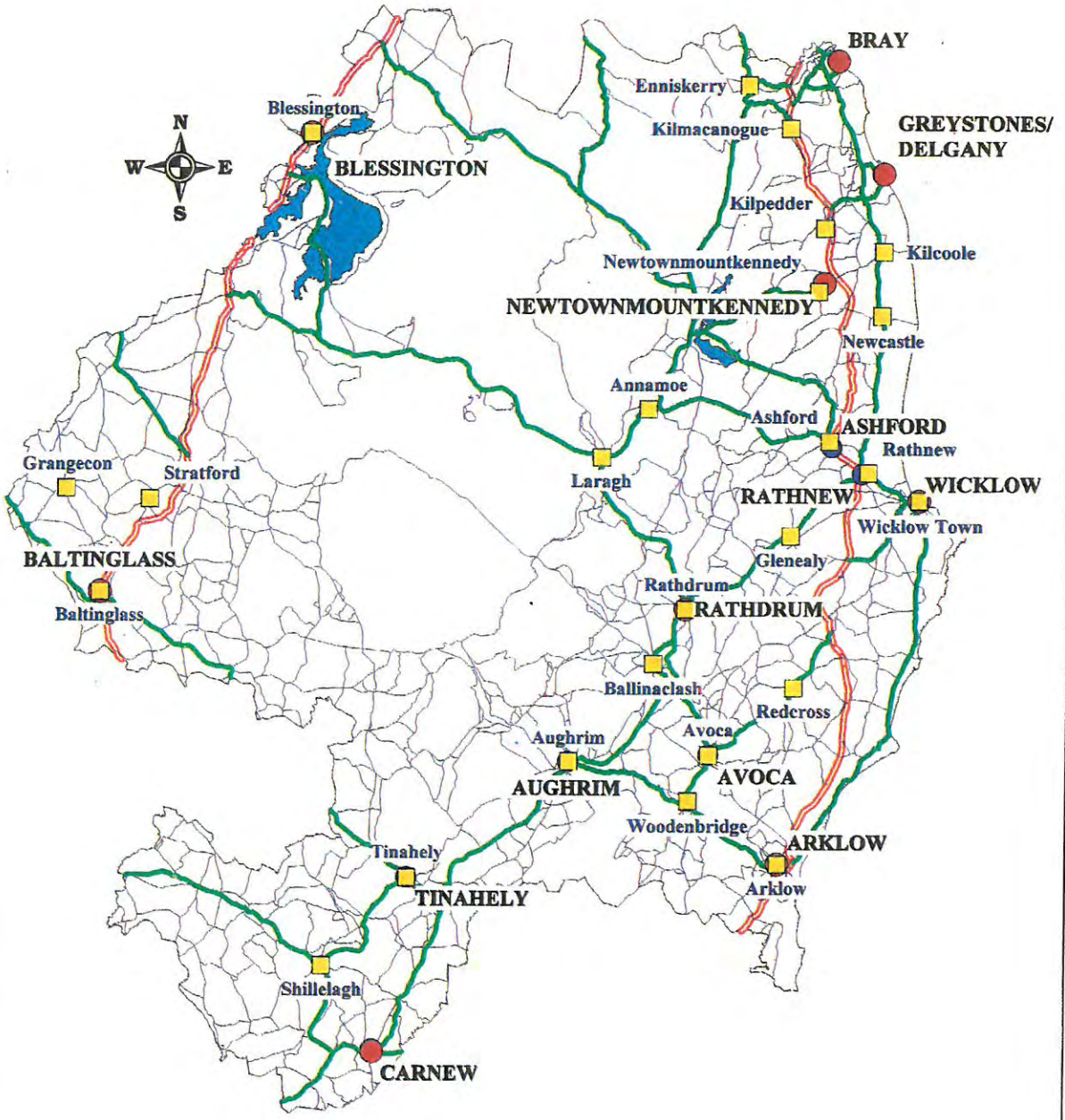
Map 35 Bridge Improvement Objectives



MAP 35 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Bridge Improvement Objective
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 36 Wastewater Treatment Objectives

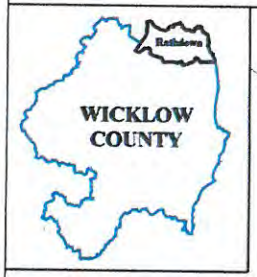


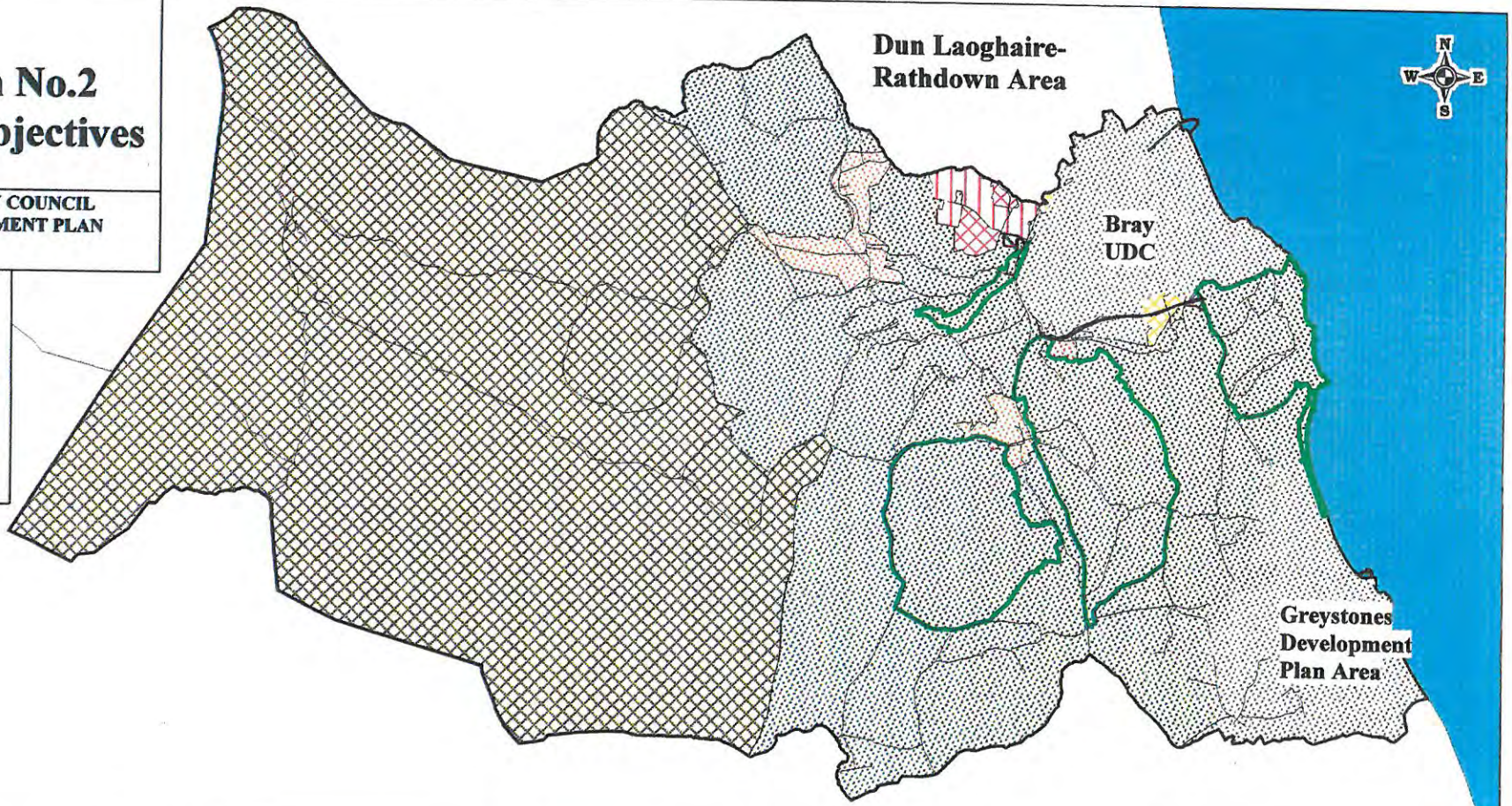
MAP 36 -- WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN (MARCH 1999)

- Wastewater Treatment Objective
- Primary Urban Area
- Secondary Urban Area
- Water Body
- National Road
- Regional Road
- County Road

Map 37
Rathdown No.2
Zoning Objectives

WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
(MARCH 1999)

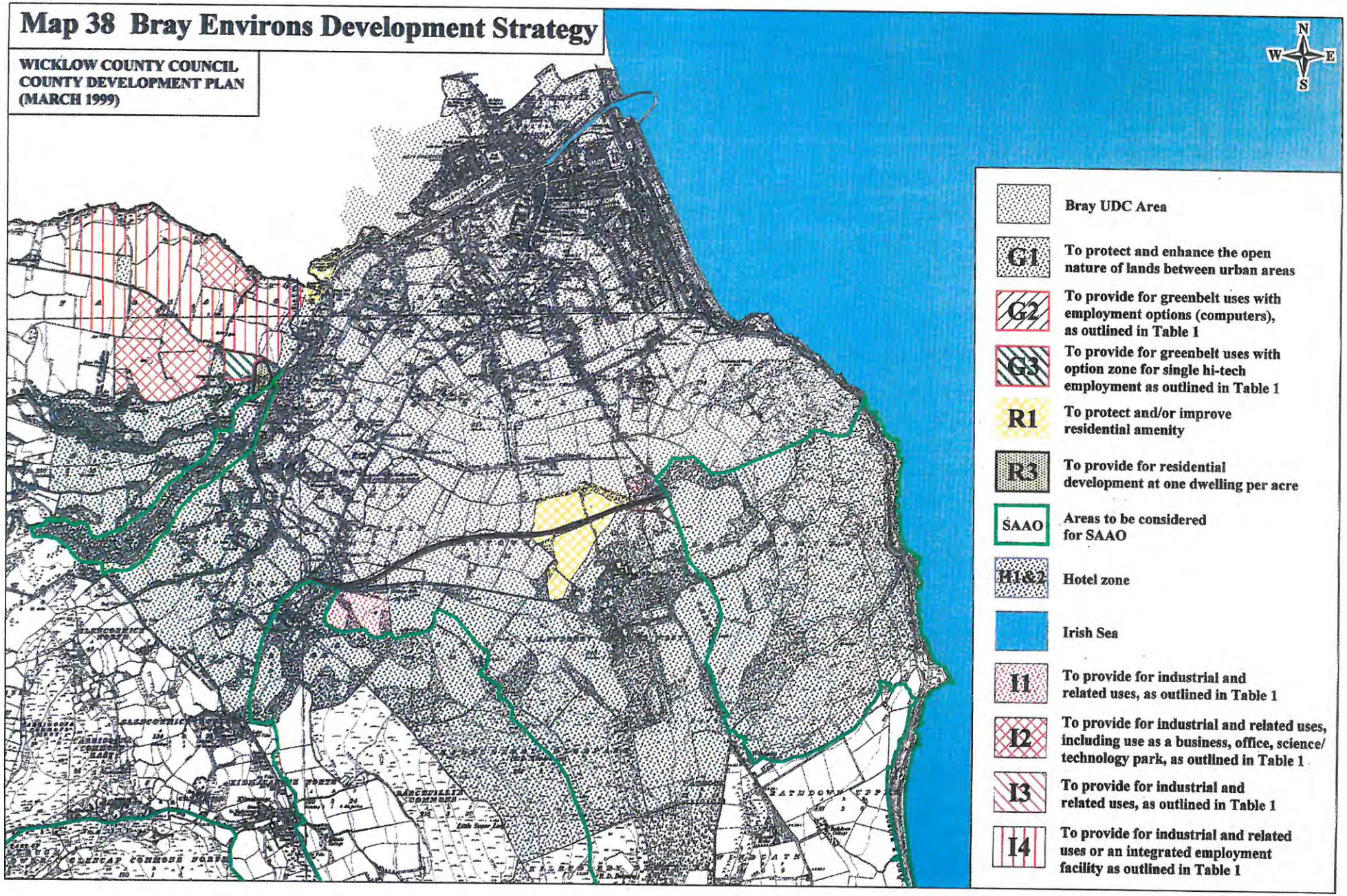




Rathdown Detailed Zoning Boundary	G1	To protect and enhance the open nature of lands between urban areas	G2	To provide for greenbelt uses with employment options (computers), as outlined in Table 1	I1	To provide for industrial and related uses, as outlined in Table 1
SAAO Areas to be considered for SAAO		Bray UDC Area and Greystones Development Plan Area	G3	To provide for greenbelt uses with option zone for single hi-tech employment as outlined in Table 1	I2	To provide for industrial and related uses, including use as a business, office, science/ technology park, as outlined in Table 1
H1&2 Hotel zone	V	To protect and improve existing villages	R1	To protect and/or improve residential amenity	I3	To provide for industrial and related uses, as outlined in Table 1
Irish Sea	A	To protect and improve rural amenity and provide for the development of agriculture	R3	To provide for residential development at one dwelling per acre	I4	To provide for industrial and related uses or an integrated employment facility as outlined in Table 1

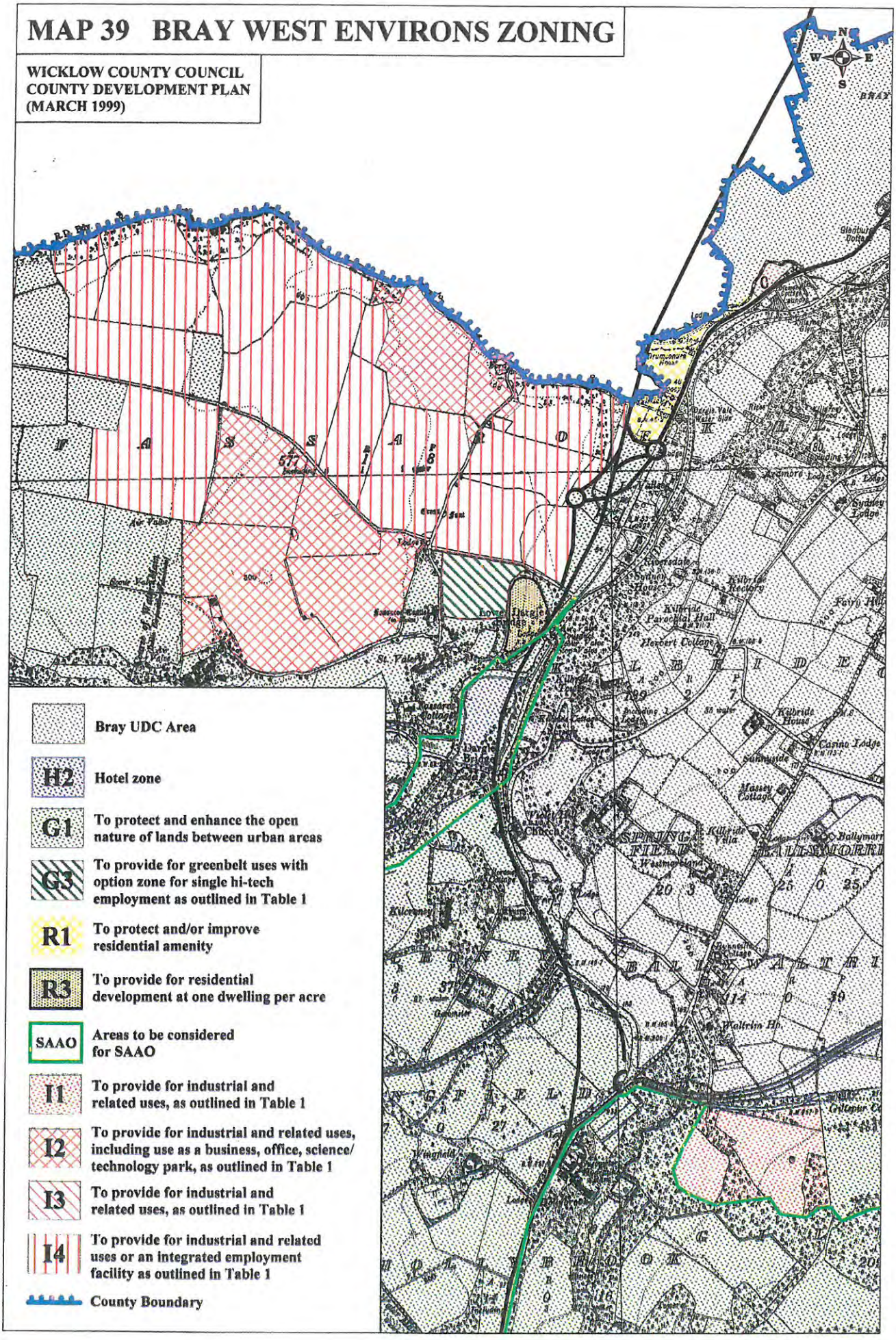
Map 38 Bray Environs Development Strategy

WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
(MARCH 1999)



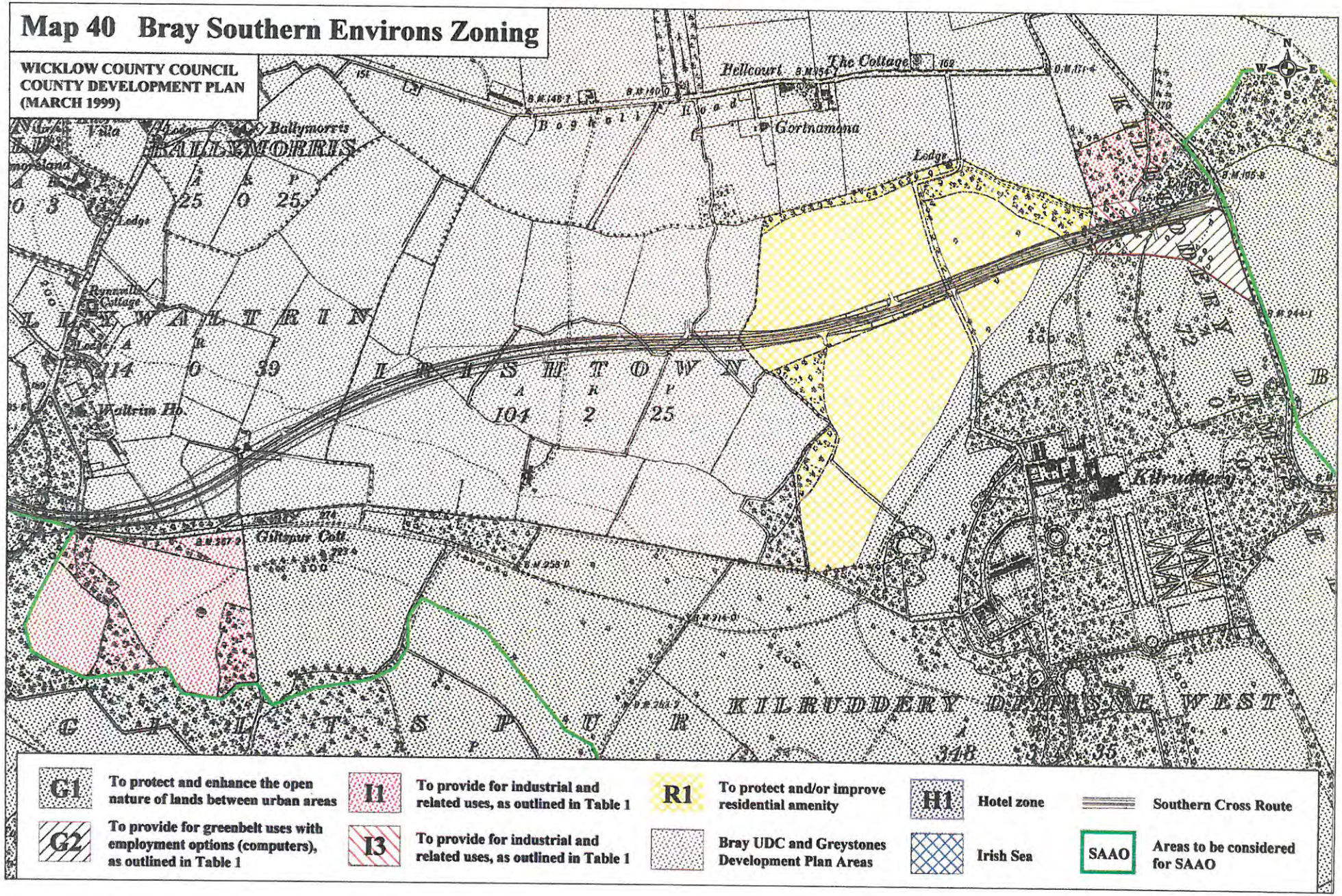
MAP 39 BRAY WEST ENVIRONS ZONING

WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
(MARCH 1999)



Map 40 Bray Southern Environs Zoning

WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
(MARCH 1999)



G1	To protect and enhance the open nature of lands between urban areas	I1	To provide for industrial and related uses, as outlined in Table 1	R1	To protect and/or improve residential amenity	H1	Hotel zone
G2	To provide for greenbelt uses with employment options (computers), as outlined in Table 1	I3	To provide for industrial and related uses, as outlined in Table 1		Bray UDC and Greystones Development Plan Areas		Irish Sea

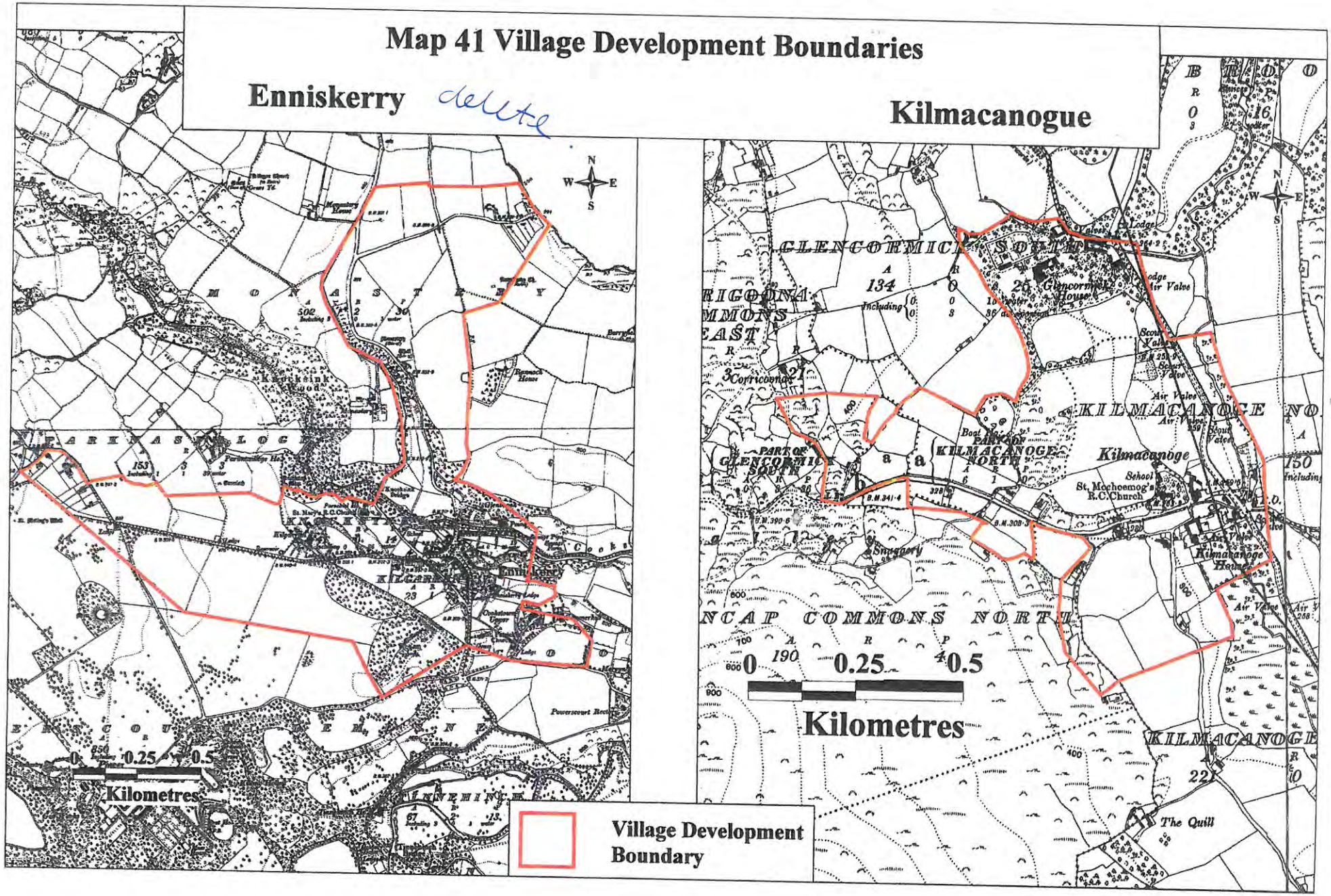
Southern Cross Route

SAAO — Areas to be considered for SAAO

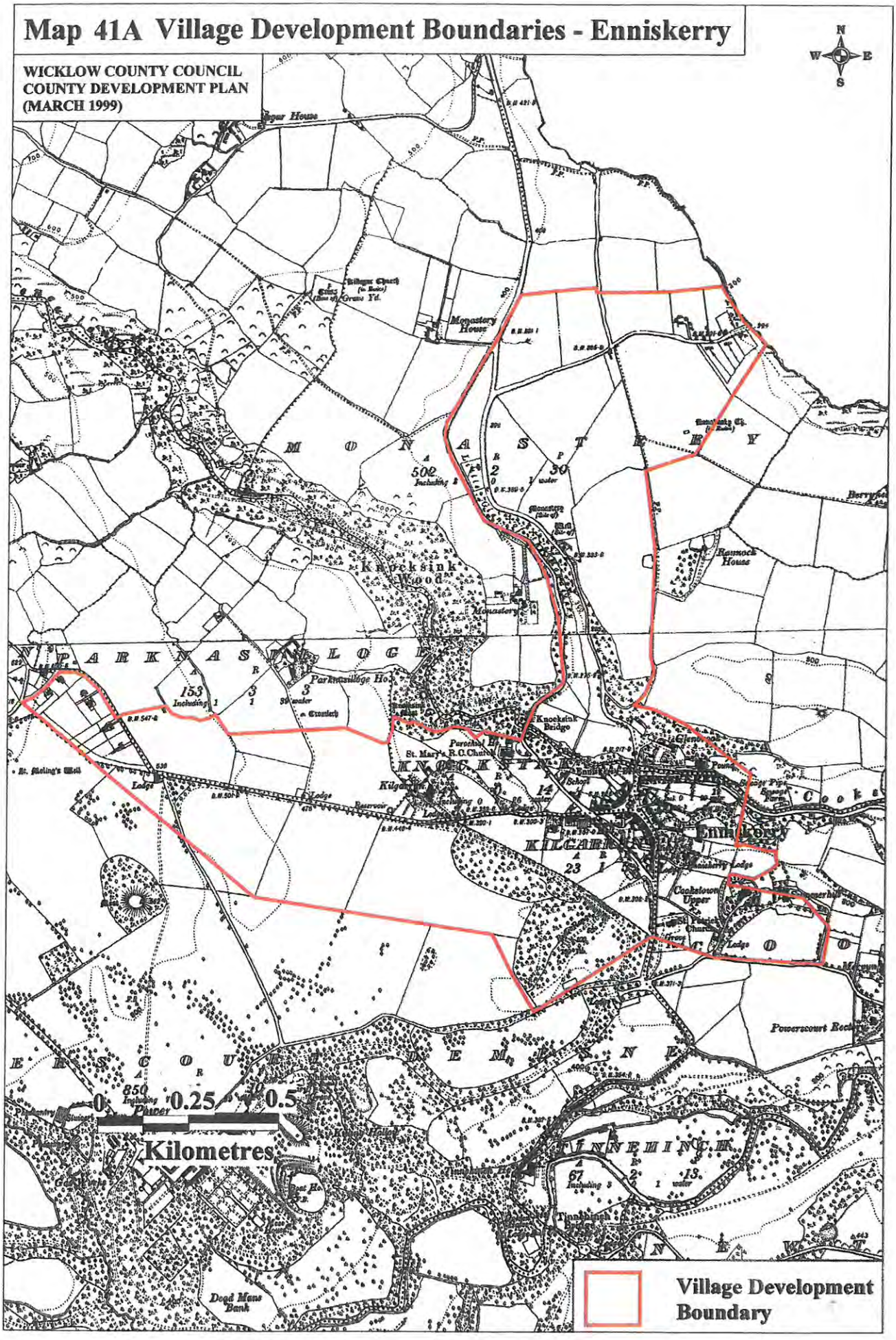
Map 41 Village Development Boundaries

Enniskerry delete

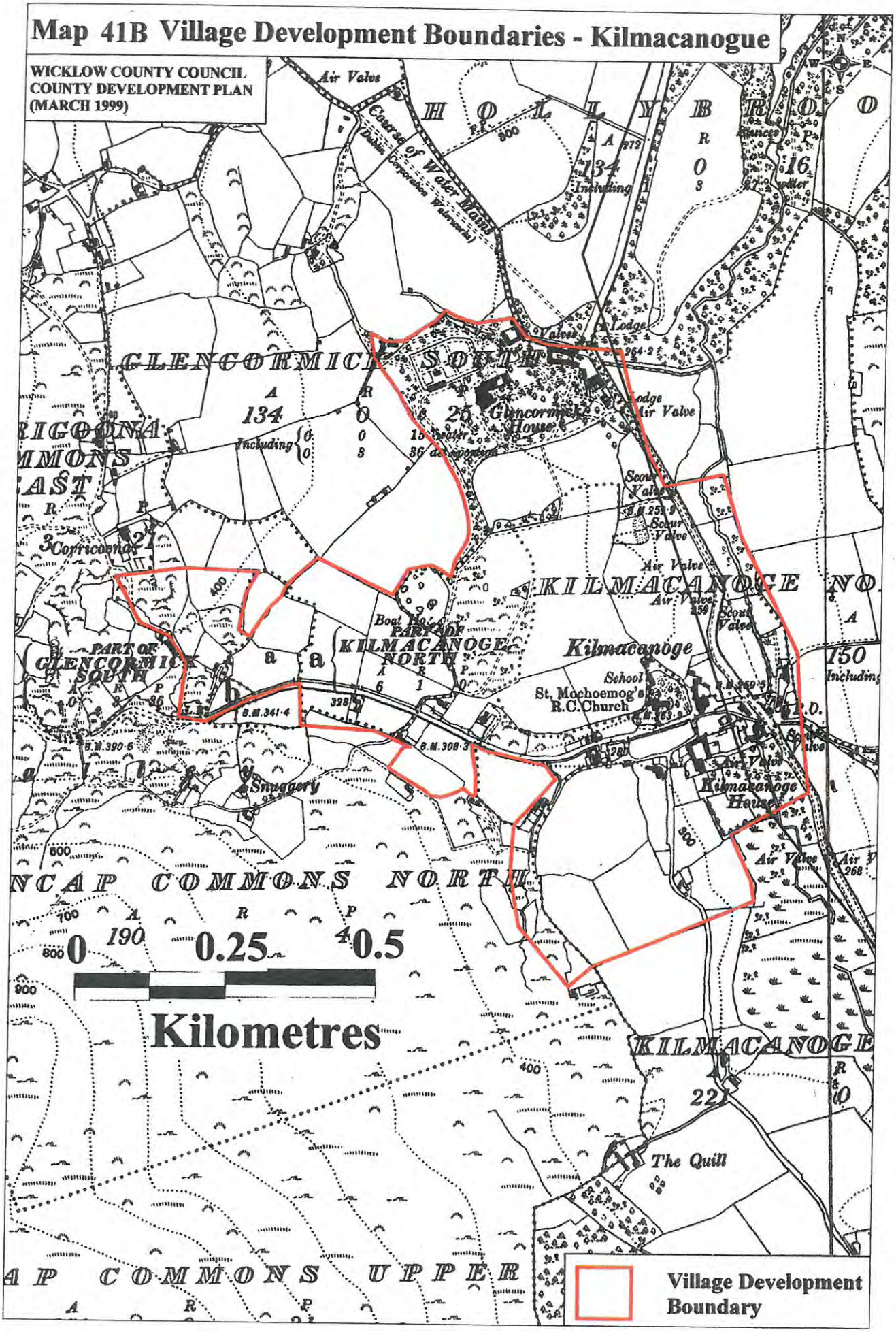
Kilmacanogue

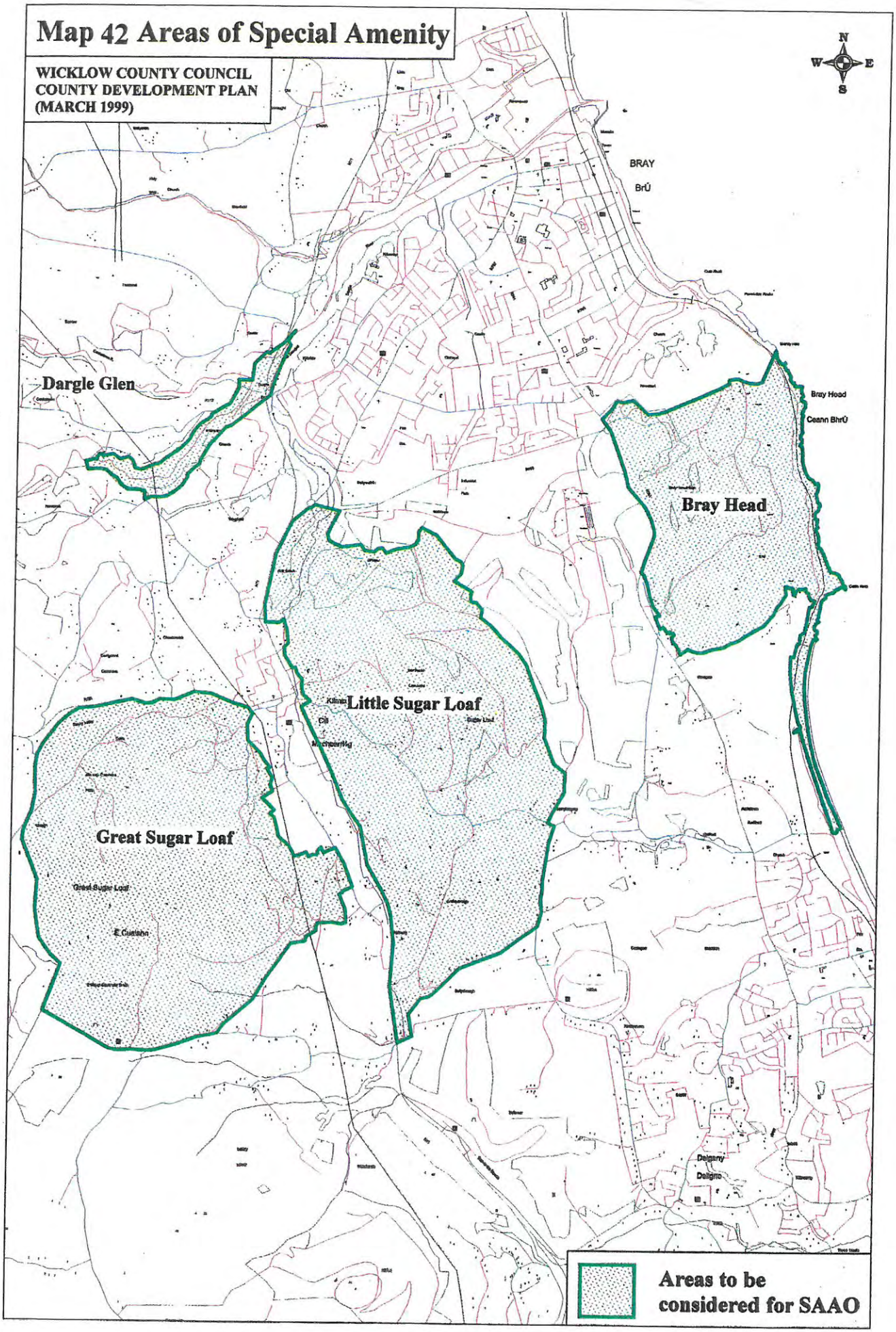


Map 41A Village Development Boundaries - Enniskerry

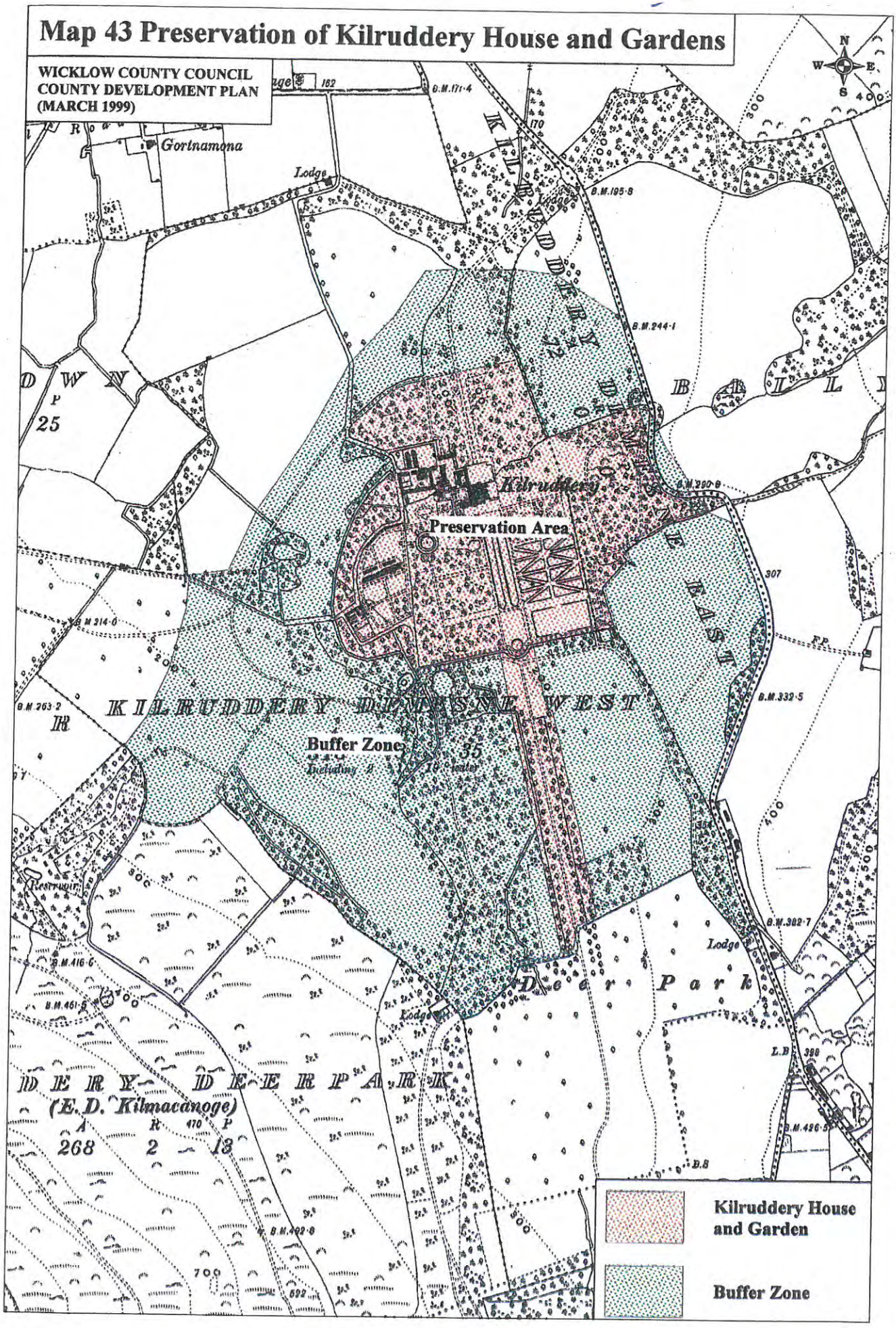


Map 41B Village Development Boundaries - Kilmacanogue



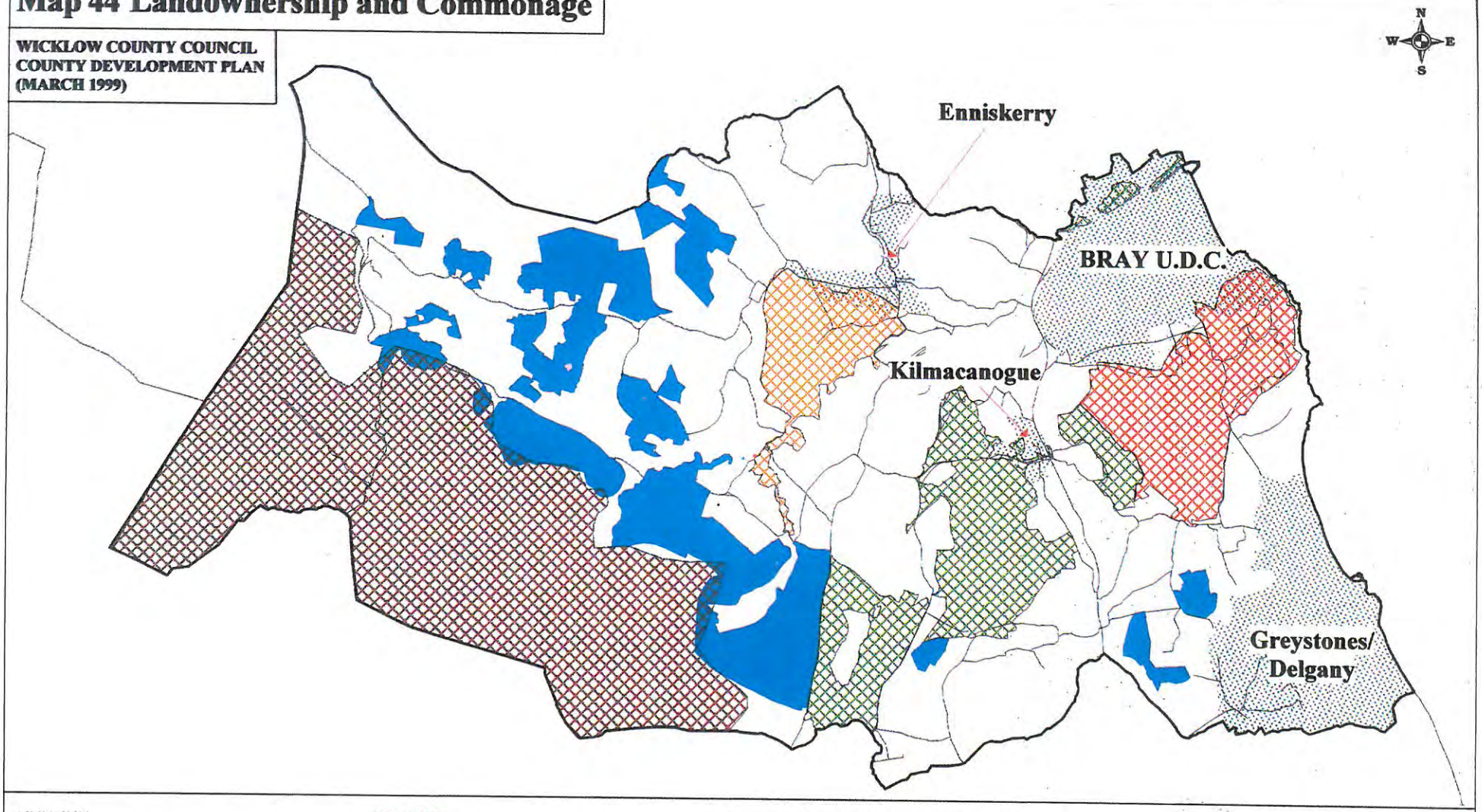

Map 42 Areas of Special Amenity
WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
(MARCH 1999)
N
W
E
S
BRAY
BrÚ
Dargle Glen
Bray Head
Ceann BhrÚ
Bray Head
Little Sugar Loaf
Great Sugar Loaf
Great Sugar Loaf
Areas to be
considered for SAAO

Map 43 Preservation of Kilruddery House and Gardens



Map 44 Landownership and Commonage

WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
(MARCH 1999)



Map 45 Rathdown No.2 Rural District

WICKLOW COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
(MARCH 1999)

